

FREEHOLD



House - Terraced (EPC Rating: )

MELROSE STREET, BELGRAVE, LEICESTER, LE4  
6FB

PRICE:

£275,000



# 3 Bedroom House - Terraced located in Leicester

\*\*\* THREE BEDROOMS - BELGRAVE - MID TERRACED \*\*\*

Seths Estate Agents are pleased to present this three-bedroom terraced house located on Melrose Street in the popular Belgrave area of Leicester. The property offers well-proportioned accommodation throughout and would make an ideal purchase for first-time buyers or investors.

The ground floor comprises a front lounge with laminate flooring and under-stairs storage, a separate sitting room with access to the first-floor staircase, and a fitted kitchen with base and eye-level units, integrated oven with gas hob, space for appliances, and access to a rear lobby. The lobby leads to the rear garden and a ground-floor bathroom.

To the first floor are three bedrooms, including two doubles and a third bedroom, along with loft access from the landing.

A well-located home close to local amenities, schools and transport links in Belgrave.

## GROUND FLOOR

### LOUNGE

11'3" x 10'7"

Laminate flooring with a storage cupboard accommodating the meters, a radiator, and a double-glazed window facing the front aspect. This room provides access into the sitting room and features a storage cupboard located under the stairs.

### SITTING ROOM

11'5" x 10'7"

Laminate flooring, radiator, and a double-glazed window facing the rear aspect. Stairs rise to the first floor, and the room allows access into the kitchen.

### KITCHEN

12'9" x 6'5"

Finished with vinyl flooring, radiator, base and eye-level units, and partially tiled walls. There is an integrated gas burner with oven and an integrated extractor over, a stainless steel sink, and space for a fridge. Plumbing and space are available for a washing machine, and a gas-powered combination boiler is installed. A double-glazed window faces the side aspect, and the kitchen provides access into the lobby.

### LOBBY

5'0" x 2'8"

Vinyl flooring with a UPVC door allowing access into the garden and a further door providing access into the bathroom.

## BATHROOM

5'6" x 5'0"

Vinyl flooring with partially tiled walls, a wash hand basin, toilet, polyvinyl bathtub with mixer attachment, radiator, and a double-glazed window facing the side aspect.

## FIRST FLOOR

### LANDING

Carpeted flooring providing access to all rooms on the first floor, with a hatch allowing access into the loft.

### BEDROOM ONE

12'2" x 11'5"

Carpeted flooring, radiator, and a double-glazed window facing the front aspect.

### BEDROOM TWO

11'5" x 9'3"

Carpeted flooring, radiator, and a double-glazed window facing the side aspect, with a storage cupboard located over the stairs.

### BEDROOM THREE

12'11" x 6'6"

Carpeted flooring, radiator, and a double-glazed window facing the side aspect.

## OUTSIDE

Carpeted flooring, radiator, and a double-glazed window facing the side aspect. A shared passage provides access through to the front of the property.

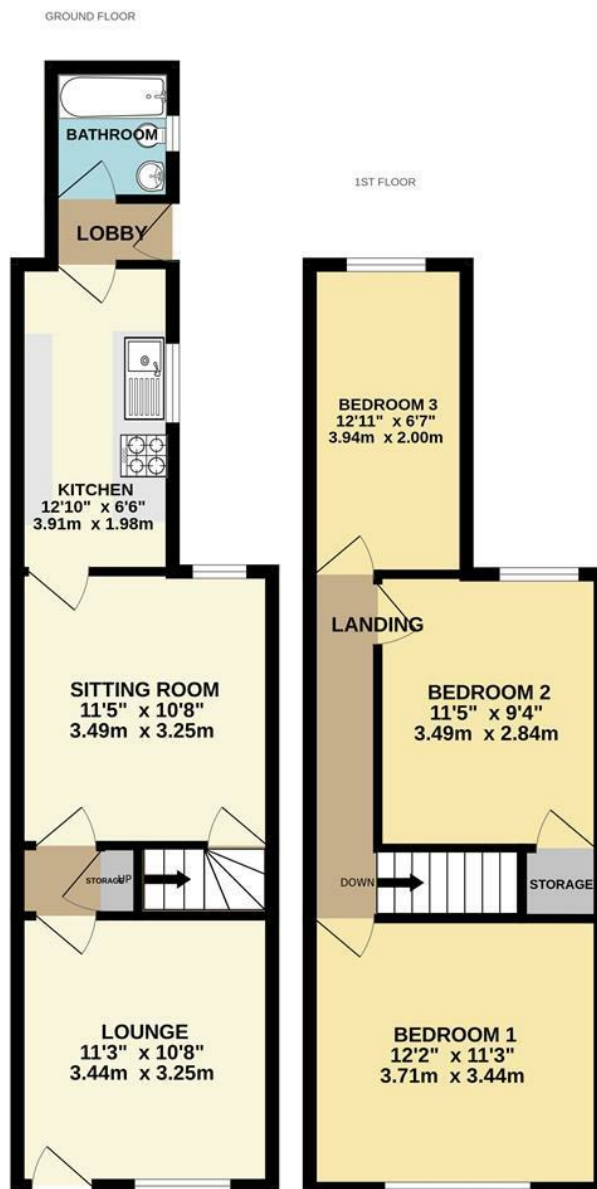
## ADDITIONAL INFORMATION





Tenure: Freehold  
 EPC rating: TBC  
 Council Tax Band: A (Leicester)  
 Council Tax Rate: £1,605.15  
 Mains Gas: Yes  
 Mains Electricity: Yes  
 Mains Water: Yes  
 Mains Drainage: Yes  
 Broadband availability: Superfast Fibre Broadband



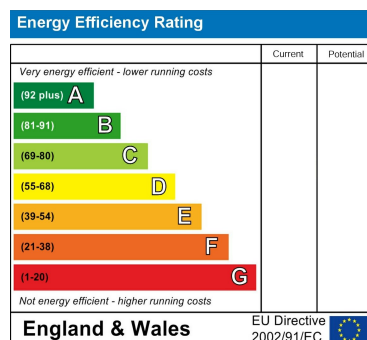


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

**A**

Energy Performance Graph



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