

FREEHOLD



House - End Terrace

ROSEDALE AVENUE BELGRAVE LEICESTER LE4 7AW

Offers Over

£265,000

FEATURES

- Three Bedrooms
- Drive for Two Vehicles
- Kitchen/Diner
- No Onward Chain
- Rushey Mead
- End Terraced Home
- Potential to Extend (STP)
- Ample Garden Space
- Ideal Family Home
- Viewing by Appointment Only



 **SETHS**

3 Bedroom House - End Terrace located in Leicester

PORCH

Laminate flooring and a double-glazed window facing the side aspect. Entrance into the property is provided via a wooden door.

LOUNGE

14'2" x 10'11"

Laminate flooring, a radiator, and an electric fireplace. A double-glazed bay window faces the front aspect. There is a storage cupboard located under the stairs, with stairs leading to the first floor, and access to the kitchen

KITCHEN/DINER

13'10" x 8'3"

Laminate flooring, base-level and eye-level units, and partially tiled walls. There is space for a fridge and plumbing, as well as space for a dishwasher and washing machine. It includes a stainless steel sink and an integrated gas burner with an oven and extractor overhead. A double-glazed window faces the rear aspect, and there is a radiator.

LOBBY

Vinyl flooring, tiled walls, access to garden and bathroom

BATHROOM

Tiled flooring, tiled walls, toilet, wash hand basin, polyvinyl bathtub, double glazed window facing the front aspect.

FIRST FLOOR

LANDING

provides access to all rooms on the first floor.

BEDROOM 1

14'2" x 9'7"

Laminate flooring, radiator, double-glazed bay window facing the front aspect, inbuilt storage cupboards.

BEDROOM 2

10'3" x 6'8"

Laminate flooring, radiator, double glazed window facing the rear aspect

BEDROOM 3

7'5" x 7'3"

Laminate flooring, radiator, double-glazed window facing the rear aspect.

OUTSIDE

To the front, there is a block-paved driveway large enough for two vehicles, partially secluded by a wooden fence along the border. A wooden gate allows access to a passage leading to the garden. To the rear, there is ample garden space with a grass lawn, a block-paved patio area, and a shed.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: A

Council Tax Rate: £1,528.34

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

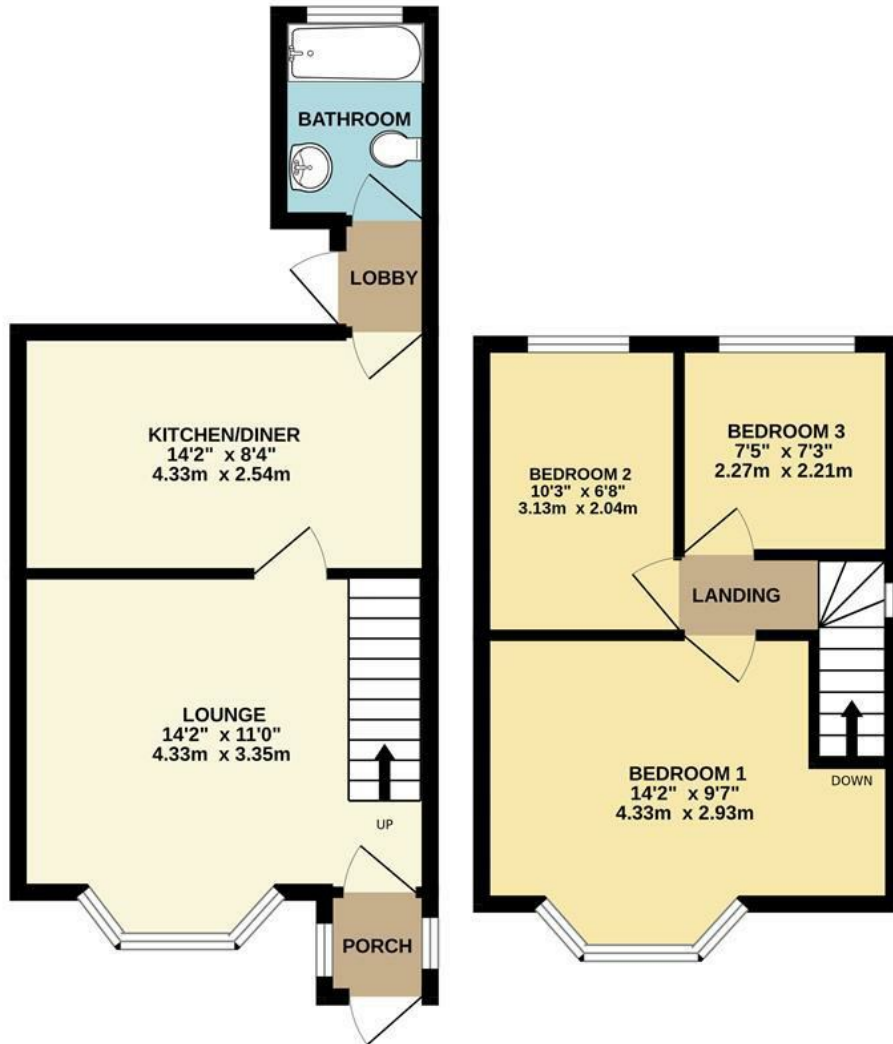
Broadband availability: Fibre



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GROUND FLOOR

1ST FLOOR



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 Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

