FREEHOLD







House - Terraced (EPC Rating:)

CORAL STREET, BELGRAVE, LEICESTER, LE4 5BF

PRICE:

£260,000

SETHS

3 1 2

3 Bedroom House - Terraced located in Leicester

***** NO ONWARD CHAIN - BELGRAVE - THREE BEDROOMS - TERRACED *****

Seths Estate Agents are pleased to bring to market this three-bedroom terraced home located on Coral Street in the popular Belgrave area of Leicester. Offered to the market with no onward chain, this property is highly recommended for an early internal viewing to fully appreciate the accommodation on offer.

To the rear, the property features a paved and slabbed garden with a brick-built shed and access to a shared passage via a metal gate.

Internally, the ground floor offers versatile accommodation comprising a lounge, a sitting room with fireplace, a well-appointed kitchen, a lobby, and a downstairs wet room — a particularly practical and modern feature. To the first floor are three bedrooms, two with built-in storage, a separate upstairs WC, and a landing with loft access.

Contact Seths today to arrange a viewing.

GROUND FLOOR

LOUNGE
11'6" x 10'6"
Carpeted flooring, radiator, spotlighting, ceiling fan, double-glazed window to the front aspect. Accessed via a uPVC front door. Provides access to the sitting room.

SITTING ROOM
11'6" x 10'6"
Carpeted flooring, radiator, fireplace, understairs storage cupboard, double-glazed window to the rear aspect. Stairs leading to the first floor. Provides access to the kitchen.

KITCHEN
12'2" x 5'7"
Vinyl flooring, radiator, base and eye-level units, four-ring gas hob with oven and integrated extractor over, gas combination boiler housed in high-level unit, stainless steel sink, space for large fridge freezer, space and plumbing for washing machine, partially tiled walls, double-glazed window to the side aspect. Provides access to the lobby.

LOBBY
5'9" x 2'7"
Vinyl flooring. uPVC door providing access to the rear garden. Sliding door providing access to the downstairs wet room.

WET ROOM
9'10" x 5'8"
Vinyl flooring, radiator, electric shower, wash hand basin, WC, partially tiled walls, two double-glazed windows to the side aspect.

FIRST FLOOR

LANDING
Carpeted flooring, loft hatch. Provides access to all first-floor rooms.

BEDROOM ONE
12'3" x 11'7"
Carpeted flooring, radiator, built-in storage cupboard, storage cupboard over the stairs, double-glazed window to the front aspect.

BEDROOM TWO
11'7" x 9'5"
Carpeted flooring, radiator, built-in storage cupboard, double-glazed window to the rear aspect.

W/C
Vinyl flooring, WC, wash hand basin, double-glazed window to the side aspect.

BEDROOM THREE
8'2" x 5'7"
Carpeted flooring, radiator, double-glazed window to the rear aspect.



OUTSIDE

To the rear, the property features a paved slabbed garden with a brick-built shed. A metal gate provides access to a shared passage.



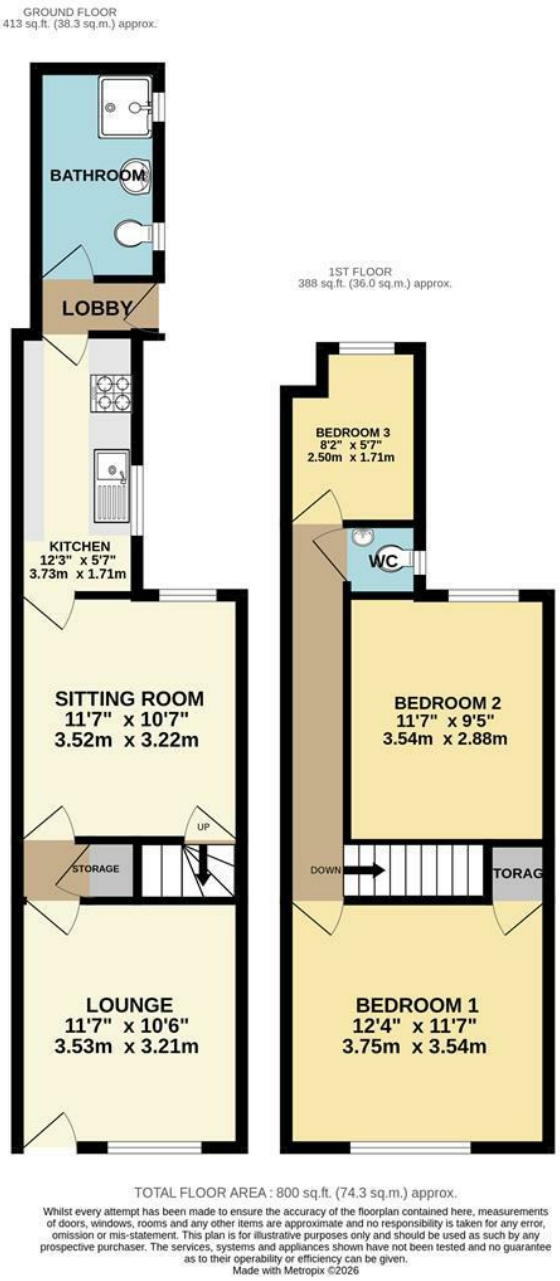
FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: TBC
Council Tax Band: A (Leicester)
Council Tax Rate: £1,685.83
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

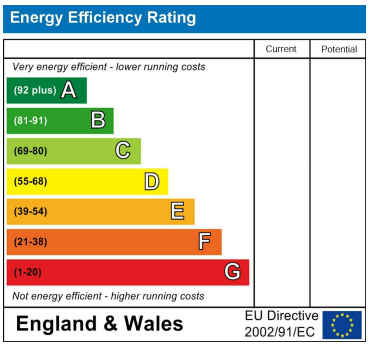




Council Tax Band

A

Energy Performance Graph



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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.

SETHS