

FREEHOLD



House - Terraced (EPC Rating: C)

WESTBOURNE STREET, BELGRAVE, LEICESTER,  
LE4 5HL

Offers Over

£270,000



# 3 Bedroom House - Terraced located in Leicester

## \*\*\* THREE BEDROOMS - EXTENDED TERRACED - BELGRAVE \*\*\*

Seths Estate Agents are pleased to offer this three-bedroom terraced house located on Westbourne Street in the popular Belgrave area of Leicester. The property offers accommodation across two floors and would make an ideal purchase for first-time buyers or investors.

The ground floor comprises a front reception room with laminate flooring, feature gas fireplace and built-in storage, opening through to a sitting/dining room with under-stairs storage and access to the kitchen. The kitchen is fitted with base and eye-level units, gas supply for a cooker, and space for white goods. To the rear, the property has been extended to include a lobby area providing access to the rear and a ground-floor bathroom.

Upstairs, the first floor offers three bedrooms, including two doubles with built-in storage, along with a third single bedroom. The landing also provides access to the loft via a drop-down ladder.

Contact Seths today to arrange a viewing.

### GROUND FLOOR

#### LOUNGE

11'4" x 11'3"

Laminate flooring, accessed via a UPVC door, radiator, double glazed window facing the front aspect, inbuilt storage cupboard which also accommodates the gas and electric meters, gas fireplace, and open access into the sitting room/dining room.

#### SITTING ROOM

11'11" x 11'3"

Storage cupboard located under the stairs, stairs leading to the first floor, radiator, double glazed window facing the rear aspect, inbuilt storage cupboard, and allowing access into the kitchen.

#### KITCHEN

13'9" x 6'5"

Tiled flooring, partially tiled walls, base and eye-level units, space and gas supply for a freestanding cooker with oven, double glazed window facing the side aspect, stainless steel sink, radiator, space and plumbing available for a dishwasher, space and plumbing available for a washing machine, and gas-powered combination boiler. The kitchen provides access into a lobby.

#### LOBBY

Tiled flooring, UPVC door allowing access to the outside, and a storage cupboard with a door allowing access into the bathroom.

#### BATHROOM

6'6" x 6'0"

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

### FIRST FLOOR

#### LANDING

Carpeted flooring, radiator, hatch with a drop-down ladder providing access to the loft, allowing access to all rooms on the first floor.

#### BEDROOM ONE

12'7" x 11'5"

Carpeted flooring, radiator, double glazed window facing the front aspect, and inbuilt storage cupboard.

#### BEDROOM TWO

12'1" x 9'6"

Carpeted flooring, storage cupboard located over the stairs, radiator, and double glazed window facing the right aspect.





### BEDROOM THREE

8'11" x 5'11"

Carpeted flooring, radiator, and double glazed window facing the right aspect.

### OUTSIDE

The rear features a slabbed garden, secluded by a brick-built perimeter. A wooden gate provides access to a shared passage leading to the front.

### FREEHOLD

### COUNCIL TAX BAND - A

### ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: C

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

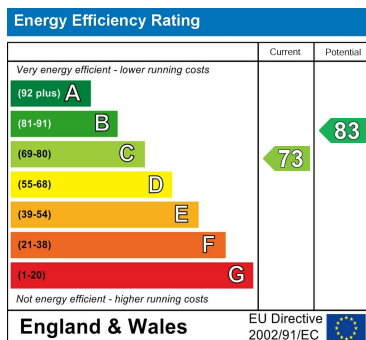




Council Tax Band

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.