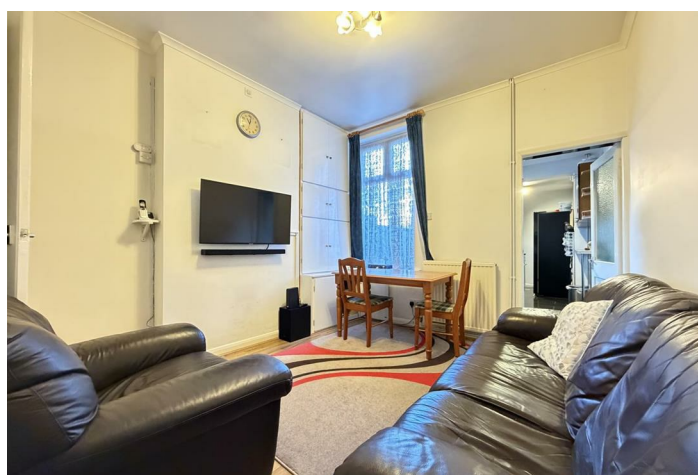


FREEHOLD



House - Terraced (EPC Rating: D)

Brandon Street, Belgrave, Leicester, LE4 6AX

PRICE:

£280,000



# 3 Bedroom House - Terraced located in Leicester

**\*\*\* THREE BEDROOMS - BELGRAVE - TERRACED - EXTENDED - READY TO MOVE INTO \*\*\***

Seths Estate Agents are pleased to present this three-bedroom terraced house on Brandon Street, Belgrave. The property offers two reception rooms, a fitted kitchen with utility area, a ground-floor bathroom, and three well-sized bedrooms, making it ideal for first-time buyers, families, or investors.

The home features an initial reception room with laminate flooring and a front-facing window, followed by a second sitting/dining room with under-stairs storage and access to the kitchen. The kitchen includes base and eye-level units, integrated oven with gas hob, breakfast bar area, and a door leading to both the garden and utility room. The ground-floor bathroom provides a corner bathtub, separate shower, WC, and wash hand basin.

Upstairs are three bedrooms, including a spacious main bedroom with built-in storage, a second double with over-stairs cupboard and loft access, and a third bedroom also offering loft access.

A low-maintenance slabbed rear garden is enclosed by a brick boundary and provides gated access to a shared passage leading to the front.

**Contact Seths Today To Arrange A Viewing.**

## GROUND FLOOR

### LOUNGE

11'3" x 11'1"

Accessed via a composite front door and finished with laminate flooring. Features a double-glazed window facing the front aspect and a storage cupboard housing the meters.

### SITTING ROOM

11'2" x 10'7"

Laminate flooring, radiator, and a double-glazed window facing the rear aspect. Includes a storage cupboard under the stairs and provides access to the kitchen. Stairs lead to the first floor.

### KITCHEN

16'11" x 6'11"

The kitchen is fitted with tiled flooring and partially tiled walls, offering base and eye-level units, a stainless steel sink and a double-glazed window facing the side aspect. It includes an integrated four-ring gas burner with an integrated oven and a radiator, along with a

breakfast bar area and space for a fridge. The gas-powered combination boiler is also housed here. A composite door allows access into the garden and also provides entry into the utility.

### UTILITY ROOM

7'1" x 4'5"

Tiled flooring with plumbing and space for both a washing machine and dryer. Provides access to the bathroom. Includes a wash hand basin and a double-glazed window facing the side aspect.

### BATHROOM

7'0" x 6'7"

Tiled flooring and walls, featuring a corner poly-vinyl bathtub, stand-up shower cubicle with electric shower function, toilet and a double-glazed window facing the side aspect.

## FIRST FLOOR

### BEDROOM ONE

12'5" x 11'3"

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





#### BEDROOM TWO

11'2" x 9'5"

Carpeted flooring, storage cupboard located over the stairs, hatch for loft access, radiator and a double-glazed window facing the rear aspect.

#### BEDROOM THREE

8'5" x 5'4"

Carpeted flooring, radiator, double-glazed window facing the rear aspect and a hatch for additional loft access.

#### 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: D

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





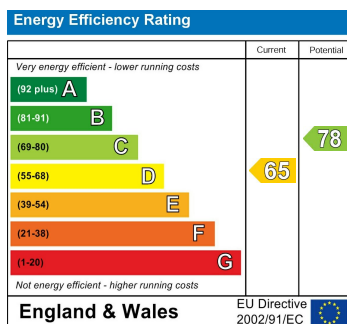




Council Tax Band

**A**

Energy Performance Graph



Call us on

**0116 266 9977**

**sales@seths.co.uk**

**www.seths.co.uk**

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.