





House - Terraced (EPC Rating: D)

Westbourne Street, Belgrave, Leicester, LE4 5HN

Offers Over

£250,000

SETHS

3 1 2 D

3 Bedroom House - Terraced located in Leicester

***** NO CHAIN - BELGRAVE - THREE BEDROOM - EXTENDED TERRACED HOUSE *****

Seths Estate Agents are pleased to bring to market this extended three-bedroom mid-terraced home located on Westbourne Street in the popular Belgrave area of Leicester. Offered to the market with no onward chain, this is a fantastic opportunity for first-time buyers, families and investors alike.

To the rear, the property features a paved garden enclosed by a brick-built perimeter, with a wooden gate providing access to a shared passage.

Internally, the ground floor comprises a lounge with double doors into the sitting room, a well-appointed kitchen with access to the garden, a storeroom, and a ground floor wet room. The kitchen also provides access to a downstairs work room. To the first floor are three bedrooms, a separate WC, and a landing with loft access.

GROUND FLOOR

LOUNGE
11'8" x 11'8"
Carpeted flooring, radiator, storage cupboard, double-glazed window to the front aspect. Accessed via a uPVC door. Double doors providing access to the sitting room.

SITTING ROOM
11'8" x 11'10"
Carpeted flooring, radiator, storage cupboard beneath the stairs, window. Stairs leading to the first floor. Provides access to the kitchen.

KITCHEN
18'8" x 5'11"
Tiled flooring, tiled walls, base and high-level units, stainless steel sink, space and gas supply for cooker, space and plumbing for washing machine, space for fridge, gas combination boiler, radiator, double-glazed window to the side aspect. Door providing access to the garden. Provides access to the storeroom, downstairs wet room and wet room.

DOWNSTAIRS WET ROOM
7'2" x 7'0"
Tiled flooring, tiled walls, radiator, spotlighting, standing shower cubicle with mixer function, wash hand basin, WC, double-glazed window to the side aspect.

FIRST FLOOR

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

BEDROOM ONE
13'1" x 11'8"
Carpeted flooring, radiator, double-glazed window to the front aspect.

BEDROOM TWO
11'8" x 10'1"
Carpeted flooring, radiator, storage cupboard over the stairs, double-glazed window to the rear aspect.

W/C
Carpeted flooring, tiled walls, wash hand basin, WC, window to the side aspect.



BEDROOM THREE
7'11" x 6'1"
Carpeted flooring, radiator, double-glazed window to the rear aspect.

OUTSIDE
To the rear, the property features a paved garden secluded by a brick-built perimeter. A wooden gate provides access to a shared passage.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: D
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

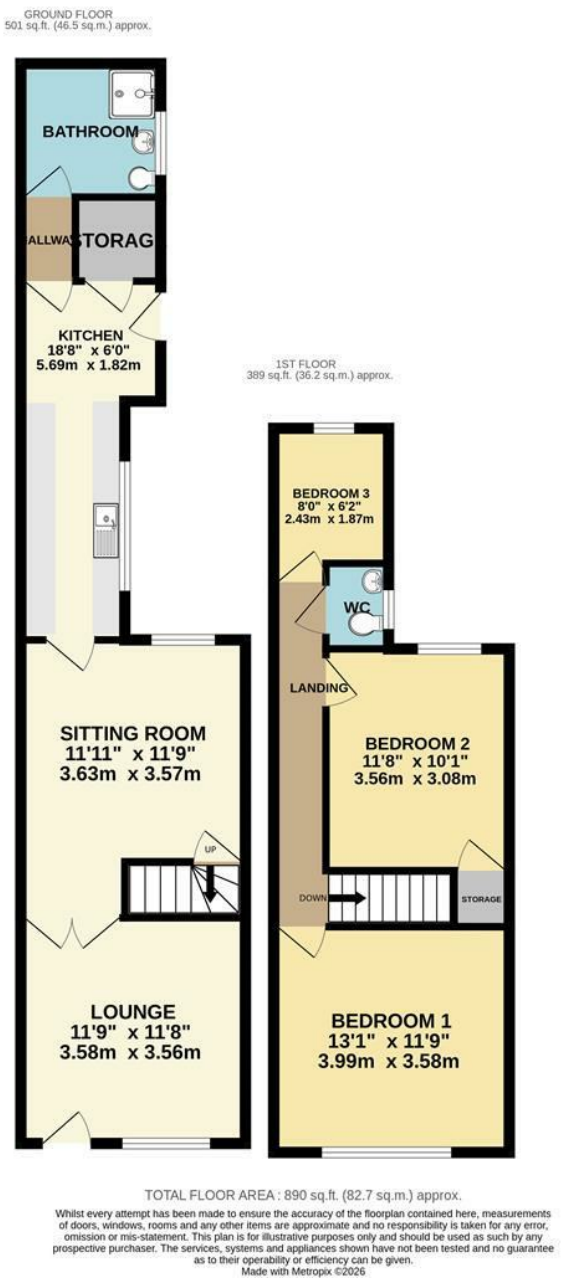






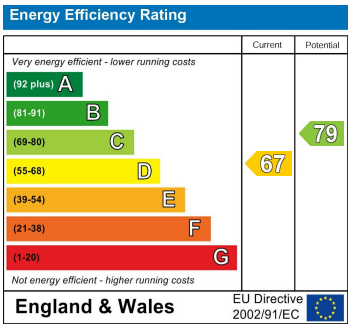






Council Tax Band

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