

FREEHOLD



House - Terraced (EPC Rating: D)

MOORES ROAD, BELGRAVE, LEICESTER, LE4  
6QQ

Offers Over

£250,000



# 3 Bedroom House - Terraced located in Leicester

**\*\*\* BELGRAVE - EXTENDED TERRACED HOME - NO ONWARD CHAIN - THREE BEDROOMS \*\*\***

Seths Estate Agents are pleased to bring to market this extended three-bedroom end-terraced property located on Moores Road 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 slabbed garden enclosed by a brick-built perimeter, with a wooden gate providing access to a shared passage leading to the front.

Internally, the ground floor offers a generous layout comprising a lounge, a sitting room, a well-appointed kitchen, a lobby, a downstairs WC, and a ground floor bathroom. To the first floor are three well-proportioned bedrooms, all with built-in storage, and a landing with loft access.

**Contact Seths today to arrange a viewing.**

## GROUND FLOOR

### LOUNGE

11'6" x 10'11"

Carpeted flooring, radiator, storage cupboards, double-glazed window to the front aspect. Accessed via a uPVC front door. Provides access to the sitting room.

### SITTING ROOM

11'6" x 11'0"

Carpeted flooring, storage cupboard beneath the stairs, double-glazed window to the front aspect. Stairs leading to the first floor. Provides access to the kitchen.

### KITCHEN

12'2" x 5'8"

Vinyl flooring, radiator, base and high-level units, gas supply and space for gas hob, gas combination boiler, stainless steel sink, space for fridge, double-glazed window to the side aspect. Provides access to the lobby.

### LOBBY

8'5" x 6'0"

Tiled flooring, radiator. Door providing access to the rear garden. Provides access to the WC and bathroom.

### DOWNSTAIRS WC

5'4" x 2'8"

Tiled flooring, tiled walls, radiator, wash hand basin, WC, double-glazed window to the side aspect.

## BATHROOM

5'9" x 5'3"

Tiled flooring, tiled walls, panelled ceiling, radiator, panelled bath, wash hand basin, double-glazed window to the side aspect.

## FIRST FLOOR

### LANDING

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

### BEDROOM ONE

11'6" x 11'0"

Carpeted flooring, radiator, built-in storage cupboards, double-glazed window to the front aspect.

### BEDROOM TWO

11'8" x 8'0"

Carpeted flooring, radiator, storage cupboard over the stairs, double-glazed window to the rear aspect.

### BEDROOM THREE

12'1" x 5'8"

Carpeted flooring, radiator, double-glazed window to the rear aspect.

## OUTSIDE

To the rear, the property features a slabbed garden, secluded by a brick-built perimeter. A wooden gate





provides access to a shared passage leading to the front of the property.

**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





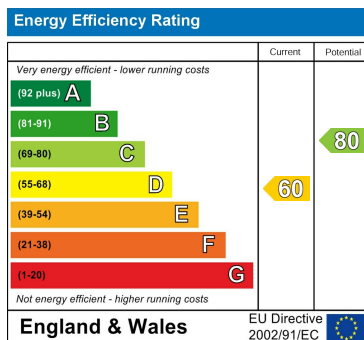
TOTAL FLOOR AREA: 793 sq.ft. (73.6 sq.m.) approx.

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 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.