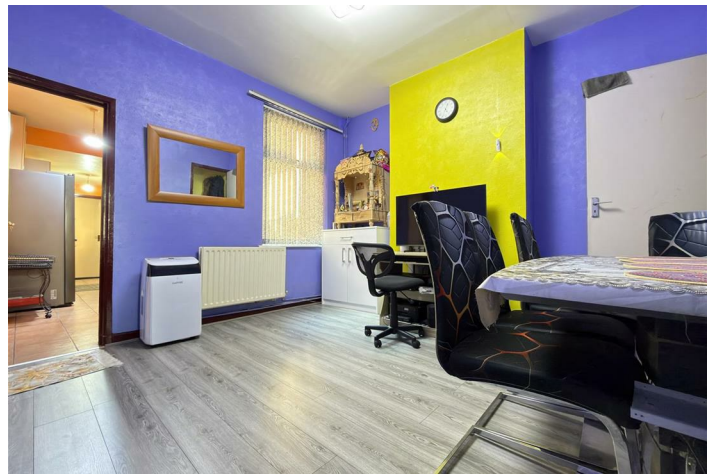


FREEHOLD



House - Terraced (EPC Rating:)

Harrison Road, Belgrave, Leicester, LE4 7AB

Offers Over

£280,000

 SETHS



3 Bedroom House - Terraced located in Leicester

***** THREE BEDROOMS - READY TO MOVE INTO - BELGRAVE - EXTENDED PROPERTY *****

Seths Estate Agents are pleased to bring to market this three-bedroom mid-terraced property located on Harrison Road in the popular Belgrave area of Leicester, offering an excellent opportunity for first-time buyers and families

Internally, the ground floor offers a generous and versatile layout comprising a lounge, a sitting room, a well-appointed kitchen and dining area, a lobby, and a ground floor bathroom. To the first floor are three bedrooms, two with built-in storage, a separate upstairs WC, and a landing with drop-down loft ladder access.

To the rear, the property features a paved slabbed garden with a brick-built shed benefitting from electric connections, and a wooden gate providing access to a shared passage leading back out onto Harrison Road.

Contact Seths to arrange viewing.

GROUND FLOOR

LOUNGE

11'11" x 11'5"

Laminate flooring, radiator, storage cupboard housing the meters, double-glazed window to the front aspect. Provides access to the sitting room.

SITTING ROOM

11'10" x 11'10"

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

KITCHEN & DINING ROOM

20'5" x 6'4"

Tiled flooring, base and high-level units, four-ring gas hob with oven and integrated extractor over, gas combination boiler, stainless steel sink, space for large fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, partially tiled walls, radiator, double-glazed window to the side aspect. Provides access to the lobby.

LOBBY

Provides access to the rear garden and ground floor bathroom.

BATHROOM

6'11" x 6'4"

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

FIRST FLOOR

LANDING

Laminate flooring, loft hatch with drop-down ladder. Provides access to all first-floor rooms.

BEDROOM ONE

11'10" x 11'6"

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

BEDROOM TWO

12'0" x 8'11"

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

W/C

Laminate flooring, wash hand basin, WC, double-glazed window to the side aspect.



BEDROOM THREE

6'11" x 6'5"

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

OUTSIDE

To the rear, the property features a paved slabbed garden with access to a brick-built shed with electric connections. A wooden gate provides access to a shared passage leading to the front of the property onto Harrison Road.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: A

Council Tax Rate: £1,685.83

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

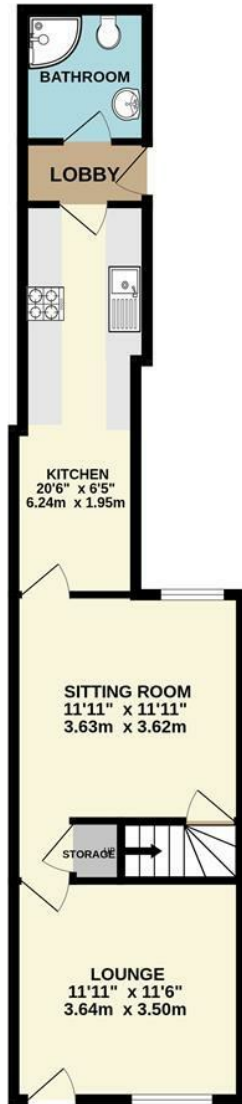
Mains Drainage: Yes

Broadband availability: Fibre to the Cabinet Broadband

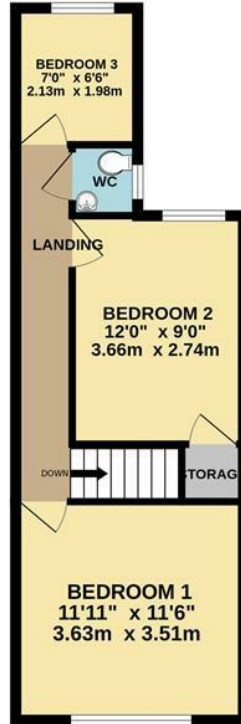




GROUND FLOOR



1ST FLOOR



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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.

