House - End Terrace (EPC Rating:)

BELPER STREET, BELGRAVE, LEICESTER, LE4 6EB

PRICE:

£240,000

SETHS

2 1 1

2 Bedroom House - End Terrace located in Leicester

***** BELGRAVE - TWO BEDROOMS - END TERRACED - FRONT AND REAR GARDEN *****

Seths are delighted to present this well-proportioned 2 Bedroom End Terraced Home, located on Belper Street in the ever-popular Belgrave area.

Upon entering, the hallway provides access to a spacious lounge and a kitchen/diner, which includes a range of base and wall units, integrated gas hob with oven and extractor, and space for appliances. A lobby to the rear gives access to the garden and a convenient downstairs WC.

On the first floor, there are two generously sized bedrooms, both with dual aspects providing plenty of natural light, along with a family bathroom fitted with a shower cubicle, wash hand basin and WC.

Externally, the property enjoys a rear garden with a patio, lawn, and shed, enclosed with a combination of brick and timber fencing, while side access leads to the front. The front garden is paved and enclosed, creating a neat approach to the home.

Situated close to local shops, schools, and excellent transport links, this property presents an ideal opportunity for first-time buyers or investors alike.

Contact Seths Today 0116 266 9977

GROUND FLOOR

ENTRANCE HALL
5'8" x 2'6"
Carpet flooring, stairs leading to the first floor, and access to the lounge and kitchen/diner. Entry is via a UPVC door.

LOUNGE
14'7" x 11'0"
Laminate flooring, radiator, and double glazed windows facing both the front and rear aspects.

KITCHEN AND DINER
14'7" x 7'5"
Tiled flooring with partially tiled walls, dining area, radiator, and storage cupboard located under the stairs. Fitted with base and eye-level units, integrated four-ring gas hob with oven and extractor over, stainless steel sink, and space for a fridge. Plumbing and space are available for a washing machine. Houses a gas-powered combination boiler. Double glazed windows face the front, side, and rear aspects. Door provides access into the lobby.

LOBBY
Tiled flooring with UPVC door giving access to the garden and a wooden door to the downstairs WC.

W/C
Tiled flooring, toilet.

FIRST FLOOR

LANDING
5'4" x 5'0"
Carpeted flooring, radiator, and double glazed window facing the rear aspect. Provides access to all rooms on the first floor.

BEDROOM ONE
14'6" x 10'0"
Carpeted flooring, radiator, inbuilt storage cupboard, and double glazed windows facing both the front and rear aspects.

BEDROOM TWO
10'5" x 8'9"
Carpeted flooring, radiator, and double glazed windows facing the front and side aspects.

BATHROOM
Tiled flooring and walls, shower cubicle with mixer function, toilet, wash hand basin, and double glazed window facing the rear aspect.

OUTSIDE
To the rear, the property features a slabbed patio area with steps leading down to a grass lawn. A wooden shed is included, and side access via a wooden gate allows entry to the front of the property. The garden is enclosed by a

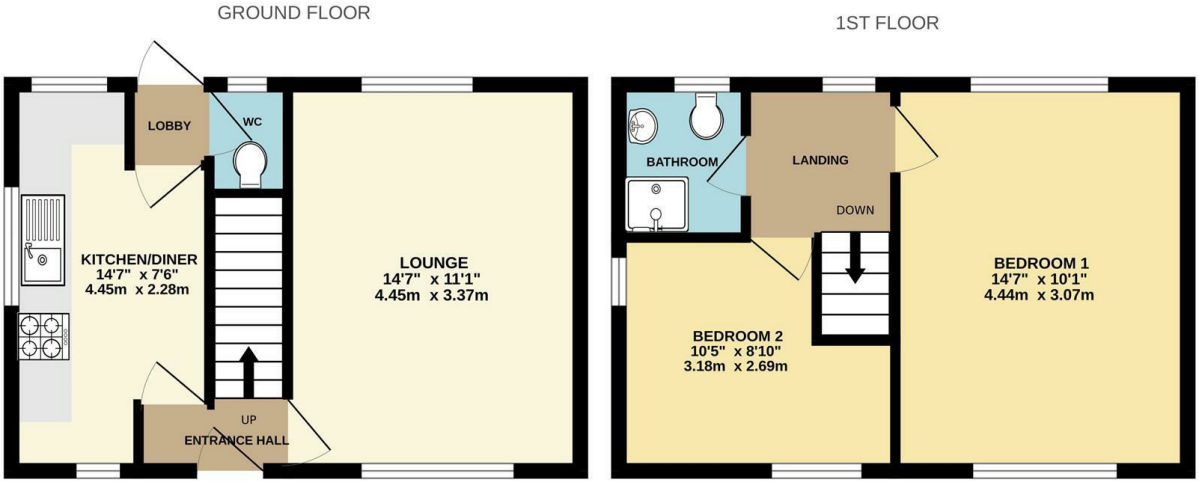
combination of brick walling and wooden fencing.

To the front, the property offers a paved garden with slabbed areas, enclosed by a brick-built perimeter. A wooden gate allows side access to the garden, and entry into the accommodation is via a UPVC door. The gas meter is located to the side of the property.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: TBC
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



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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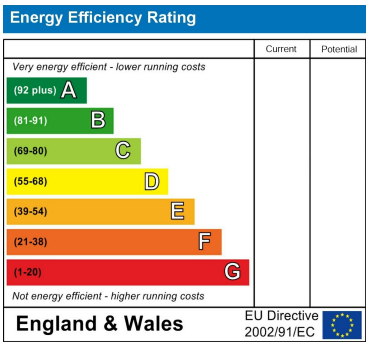
Council Tax Band

A

Energy Performance Graph



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SETHS