





House - Terraced (EPC Rating:)

WAND STREET, LEICESTER, LE4 5BW

PRICE:

£265,000

SETHS

3 2 1

3 Bedroom House - Terraced located in Leicester

***** MID TERRACED HOME - THREE BEDROOMS - UPSTAIRS W/C - EXTENDED *****

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

To the rear, the property features a slabbed yard with a brick-built storage shed, enclosed by a brick-built perimeter, with a wooden gate providing access to a shared passage.

Internally, the ground floor comprises a lounge with open access into the sitting room, a well-appointed kitchen, a lobby with access to the rear garden, and a ground floor bathroom. To the first floor are three bedrooms, all with built-in storage, a separate upstairs WC, and a landing with loft access.

Contact Seths to arrange a viewing.

GROUND FLOOR

LOUNGE
11'3" x 10'10"
LVT flooring, radiator, storage cupboard housing the meters, storage cupboard beneath the stairs, double-glazed window to the front aspect. Accessed via a uPVC door. Open access through to the sitting room.

SITTING ROOM
11'4" x 10'9"
LVT flooring, two radiators, double-glazed window to the rear aspect. Stairs leading to the first floor. Provides access to the kitchen.

KITCHEN
12'3" x 5'11"
Tiled flooring, partially tiled walls, base and eye-level units, integrated four-ring gas hob with integrated extractor over, gas combination boiler, stainless steel sink, space and plumbing for washing machine, double-glazed window to the side aspect. Provides access to the lobby.

LOBBY
Tiled flooring. uPVC door providing access to the rear garden. Provides access to the bathroom.

BATHROOM
6'9" x 6'0"
Vinyl flooring, tiled walls, panelled ceiling, radiator, panelled bath with mixer function, wash hand basin, WC, double-glazed window to the side aspect.

FIRST FLOOR

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

BEDROOM ONE
11'4" x 11'3"
Laminate flooring, radiator, built-in storage cupboards, double-glazed window to the front aspect.

BEDROOM TWO
11'5" x 8'5"
Laminate flooring, radiator, built-in storage, double-glazed window to the rear aspect.

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

BEDROOM THREE
9'1" x 6'0"
Laminate flooring, radiator, storage cupboard, double-glazed window to the rear aspect.

OUTSIDE
To the rear, the property features a paved slabbed garden with a brick-built shed. A metal gate provides access to a shared passage.



FREEHOLD

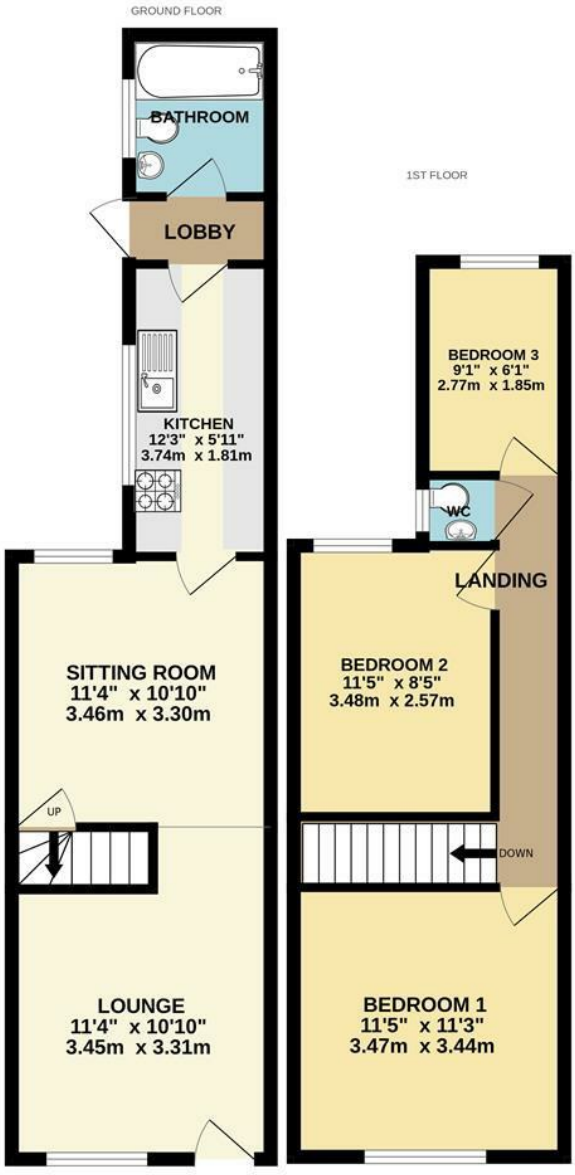
COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: TBC
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



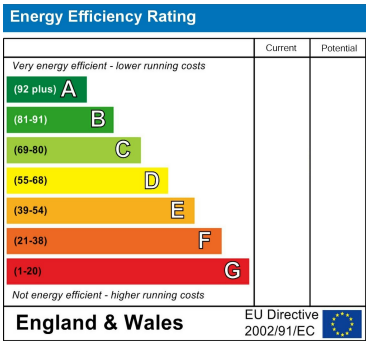




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

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