

FREEHOLD



House - Terraced (EPC Rating: D)

ST. MICHAELS AVENUE, BELGRAVE, LEICESTER,  
LE4 7AG

Offers Over

£220,000



# 2 Bedroom House - Terraced located in Leicester

## \*\*\* BELGRAVE - TWO BEDROOMS - MID TERRACED \*\*\*

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

Internally, the ground floor is particularly impressive for a property of this type, comprising a lounge with a bay window to the front, a sitting room, a third reception room, and a well-appointed kitchen with access to the rear garden — providing versatile and generous living accommodation throughout. To the first floor are two well-proportioned bedrooms, a family bathroom, and a landing with loft access.

Contact Seths Estate Agent Today.

### GROUND FLOOR

#### LOUNGE

11'7" x 10'11"

Carpeted flooring, radiator, storage cupboard housing the meters, double-glazed bay window to the front aspect.

Accessed via a uPVC front door. Provides access to the sitting room.

#### SITTING ROOM

11'11" x 10'11"

Carpeted flooring, radiator, understairs storage cupboard, double-glazed window to the rear aspect. Provides access to the kitchen.

#### KITCHEN

13'9" x 6'5"

Vinyl flooring, radiator, base and high-level units, gas combination boiler, gas supply and space for cooker, stainless steel sink, space and plumbing for washing machine, space for fridge, storage cupboard, partially tiled walls, double-glazed window to the side aspect. uPVC door providing access to the rear garden.

### FIRST FLOOR

#### LANDING

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

### BEDROOM ONE

12'5" x 11'8"

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

### BEDROOM TWO

12'1" x 9'6"

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

### INNER LANDING

7'8" x 6'6"

Carpeted flooring, radiator, double-glazed window to the side aspect. Provides access to the bathroom.

### FAMILY BATHROOM

6'5" x 6'1"

Vinyl flooring, partially tiled walls, panelled ceiling, radiator, panelled bath, wash hand basin, WC, double-glazed window to the rear aspect.

### OUTSIDE

To the rear the property includes an ample sized garden with an brick built outside toilet and shed, secluded by a brick built border, there is potential to extend subject to planning permission

### FREEHOLD

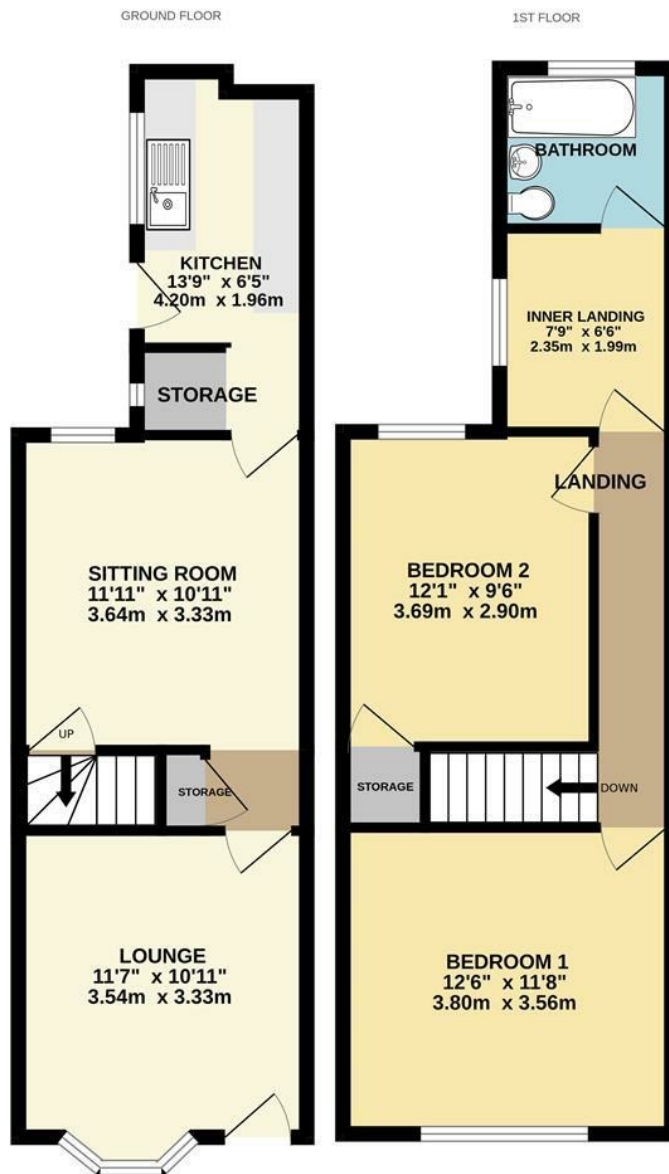
### COUNCIL TAX BAND - A

### 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

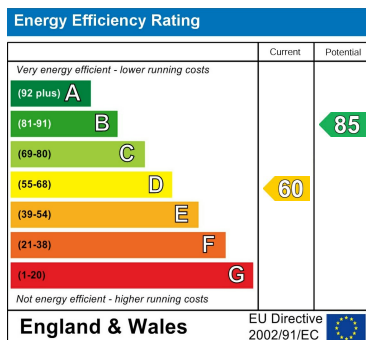




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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