

FREEHOLD



House - End Terrace (EPC Rating: B)

Ross Walk, Belgrave, Leicester, LE4 5HH

PRICE:

£320,000



# 3 Bedroom House - End Terrace located in Leicester

**\*\*\* NO ONWARD CHAIN - END TOWN HOUSE - THREE BEDROOMS - BELGRAVE \*\*\***

Seths Estate Agents are pleased to bring to market this three-bedroom end-terraced town house located on Ross Walk in the popular Belgrave area of Leicester. Owned by the current owners since new and offered to the market with no onward chain, this is a well-cared for home benefitting from allocated car parking, 14 owned solar panels providing excellent energy efficiency and a higher EPC rating, and a larger than average rear garden.

To the rear, the property features a generously sized private garden finished with a slabbed patio and lawned area, a storage shed, and a wooden gate providing direct access to the allocated car parking space — all enclosed by a wooden perimeter.

Internally, the ground floor comprises an entrance hall, a generous lounge, a well-appointed kitchen and diner with an integrated dishwasher, integrated washing machine, and fridge, with double doors opening directly onto the rear garden, and a downstairs WC with wash hand basin located beneath the stairs. To the first floor are three bedrooms and a family bathroom, with a landing providing loft access. Bedroom one benefits from a fitted wardrobe, and bedroom two from an integrated wardrobe — both available to the incoming purchaser.

Contact Seths today to arrange a viewing.

## GROUND FLOOR

### ENTRANCE HALL

Carpeted flooring, radiator, consumer unit. Accessed via a composite front door. Stairs leading to the first floor. Provides access to the lounge.

### LOUNGE

16'0" x 12'8"  
Carpeted flooring, radiator, double-glazed window to the front aspect. Provides access to the kitchen and dining room.

### KITCHEN & DINING ROOM

16'0" x 9'10"  
Vinyl flooring, radiator, dining area, base and eye-level units, four-ring gas hob with oven and integrated extractor over, gas combination boiler housed in base-level unit, stainless steel sink, fridge, integrated dishwasher, integrated washing machine, w/c beneath the stairs. uPVC double doors providing access to the rear garden.

### W/C

LVT Flooring, toilet and wash hand basin.

## FIRST FLOOR

## LANDING

Carpeted flooring, storage cupboard over the stairs, loft hatch. Provides access to all first-floor rooms and another storage cupboard.

### BEDROOM ONE

10'0" x 8'6"  
Carpeted flooring, radiator, double-glazed window to the front aspect, in built storage cupboard.

### BEDROOM TWO

10'5" x 8'6"  
Carpeted flooring, radiator, double-glazed window to the rear aspect.

### BEDROOM THREE

7'2" x 6'9"  
Carpeted flooring, radiator, double-glazed window to the front aspect.

### BATHROOM

Vinyl flooring, partially tiled walls, panelled bath with mixer tap, wash hand basin, WC.

## OUTSIDE

## FREEHOLD



**COUNCIL TAX BAND - C**

**ADDITIONAL INFORMATION**

Tenure: Freehold

EPC rating: B

Council Tax Band: C (Leicester)

Council Tax Rate: £2,247.78

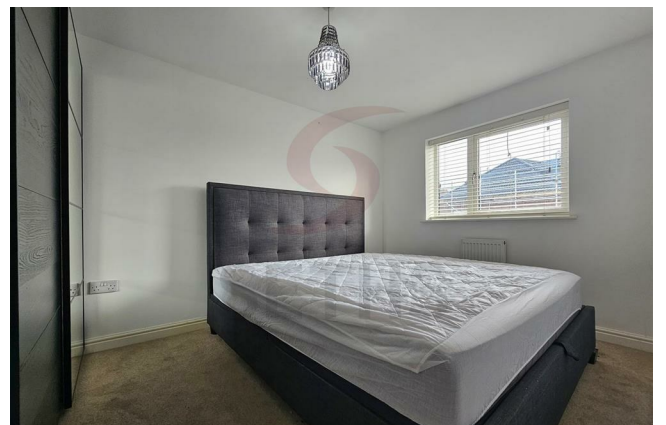
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

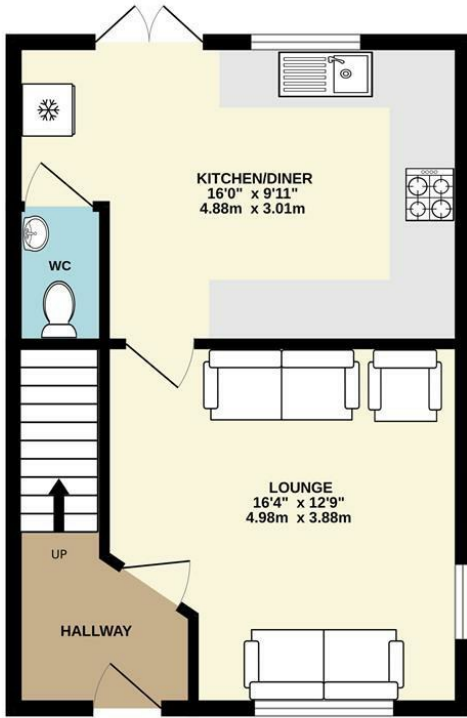
Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

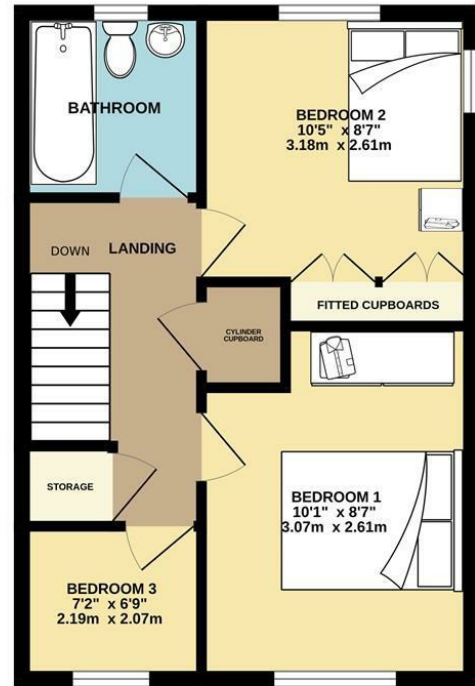




GROUND FLOOR



1ST FLOOR

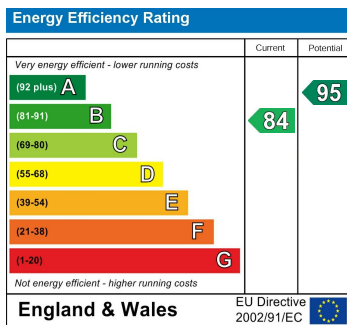


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**C**

Energy Performance Graph



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