



NULL

House - Terraced

# BELGRAVE AVENUE LEICESTER LE4 5PB

## £230,000

### FEATURES

- Two Double Bedrooms
- Off Loughborough Road
- Two Reception Rooms
- Gas Central Heating
- Mid Terraced Property
- Belgrave
- Double Glazed
- No Onward Chain



# 2 Bedroom House - Terraced located in Leicester

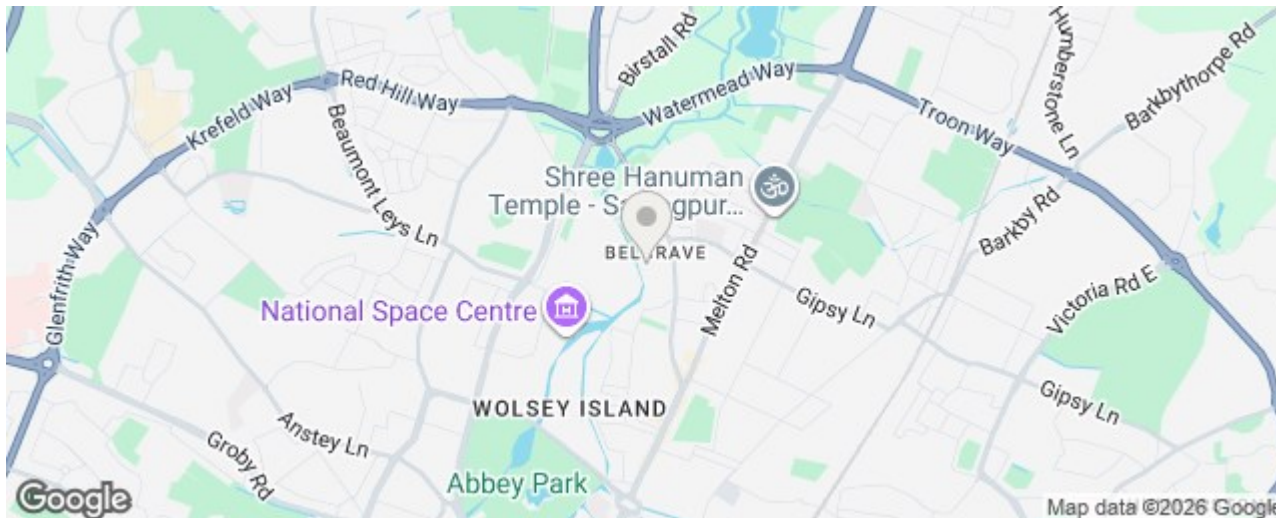
\*\*\* OFF LOUGHBOROUGH ROAD - TWO BEDROOMS - LARGE MID TERRACED HOME \*\*\*\*

Seths Estate Agents are pleased to offer to the market, with no onward chain, this well-presented two-bedroom mid-terrace home situated on Belgrave Avenue, just off Loughborough Road. Early viewing is highly recommended.

The accommodation comprises a welcoming entrance hall providing access to all ground floor rooms, a bright front lounge with bay window, and a separate sitting room offering additional living space. To the rear is a fitted kitchen with integrated oven and gas hob, opening into an extended kitchen area that provides further storage and appliance space, with multiple access points to the rear garden.

To the first floor are two generously sized double bedrooms and a spacious family bathroom featuring a bathtub, separate shower cubicle, WC and wash hand basin. The landing also benefits from a useful nook area, ideal for storage or a small seating/study space.

Outside, the property enjoys a private rear garden and benefits from its convenient location close to local amenities. Contact Seths to arrange a viewing



Call us on

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Council Tax Band

B

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

