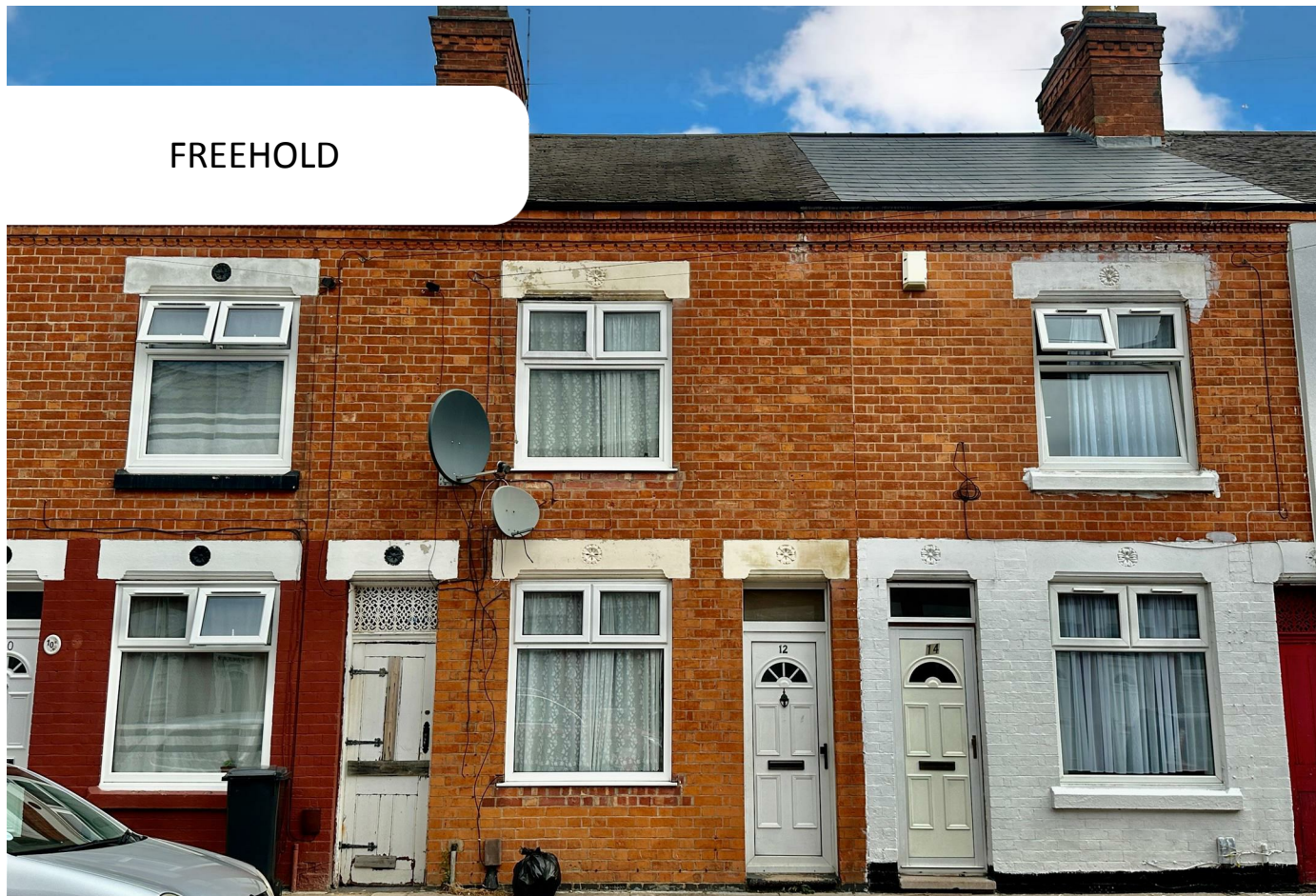


FREEHOLD



House - Terraced

# BARDOLPH STREET BELGRAVE LEICESTER LE4 6EF

Offers Over

£200,000

## FEATURES

- Ideal Investment Opportunity
- Mid Terraced
- No Chain
- Gas Central Heating
- Viewings By Appointment Only
- Two Bedrooms
- Potential to Extend (STP)
- Double Glazing
- Belgrave
- Two Reception Rooms



 **SETHS**

# 2 Bedroom House - Terraced located in Leicester

## ENTRANCE HALL

Carpeted flooring, entered via a UPVC door, providing access to a sitting room and lounge.

## SITTING ROOM

11'2" x 7'1"

Carpeted flooring, storage cupboard housing the gas meter, consumer unit, and electric meter, radiator, double glazed window facing the front aspect.

## LOUNGE

11'4" x 11'0"

Carpeted flooring, storage cupboard under the stairs, stairs leading upstairs, double-glazed window facing the rear aspect, radiator, leading to kitchen

## KITCHEN

8'7" x 5'5"

Vinyl flooring, radiator, base and eye-level units, gas-powered combination boiler, gas supply for a burner, stainless steel sink, double glazed window facing the side aspect, UPVC door allowing access into the garden.

## FIRST FLOOR

### LANDING

Carpeted flooring, providing access to all rooms on the first floor and loft.

### BEDROOM 1

12'1" x 11'3"

Carpeted flooring, radiator, double glazed window facing the front aspect.

### BEDROOM 2

14'5" x 9'3"

Carpeted flooring, radiator, double-glazed window facing the rear aspect.

## BATHROOM

Vinyl flooring, polyvinyl bathtub, partially tiled walls, wash hand basin, radiator, toilet, double glazed window facing the rear aspect.

## OUTSIDE

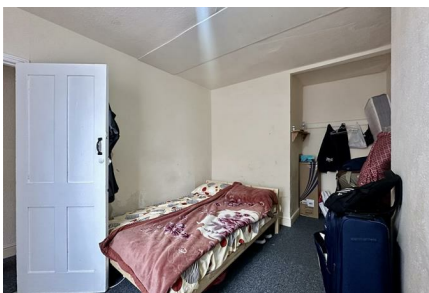
Secluded by a brick-built perimeter along the border. Features access to a brick-built shed, which includes an outside WC and a storage area. The garden is mostly paved with slabs but also has a small lawn area. access to a shared passage via a wooden gate.

## FREEHOLD

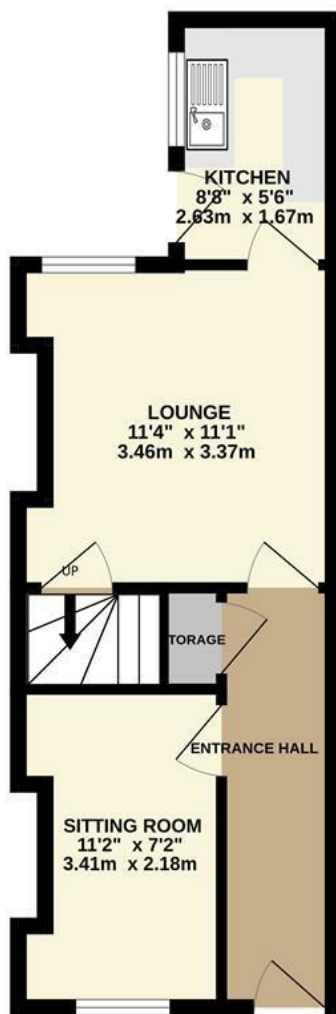
## COUNCIL TAX BAND - A

## ADDITIONAL INFORMATION

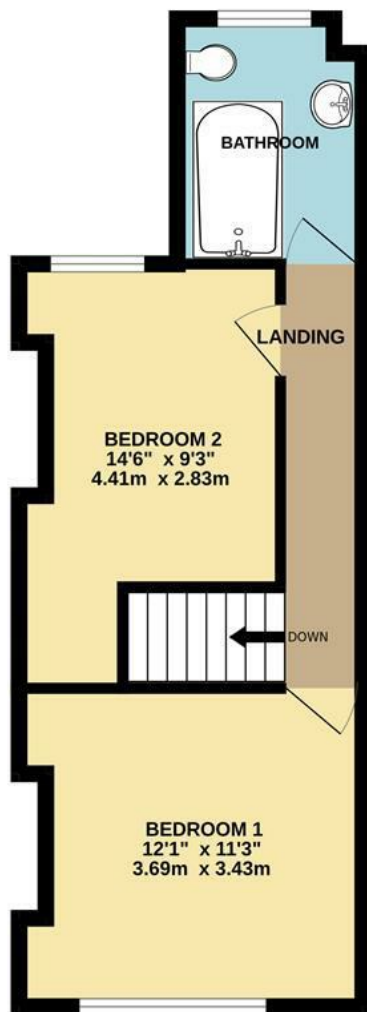




GROUND FLOOR



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

**A**

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>89</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>63</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<br>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.

