

FREEHOLD



House - Terraced (EPC Rating: C)

LAW STREET, BELGRAVE, LEICESTER, LE4 5GR

Offers Over

£265,000



3 Bedroom House - Terraced located in Leicester

***** THREE BEDROOMS - BELGRAVE - NO ONWARD CHAIN - MID TERRACED *****

Seths Estate Agents are pleased to bring to market this three-bedroom terraced home located on Law Street in the popular Belgrave area of Leicester. Offered to the market with no onward chain, this is a fantastic opportunity for first-time buyers, families, and investors alike.

To the rear, the property benefits from garden access via a lobby off the kitchen.

Internally, the ground floor offers a generous layout comprising a lounge, a sitting room, a well-appointed kitchen, a lobby, a downstairs WC, and a ground floor shower room — an excellent range of facilities for a property of this type. To the first floor are three bedrooms, two with built-in storage, a further upstairs WC, and a landing with loft access.

Contact Seths to arrange a viewing.

GROUND FLOOR

LOUNGE

11'7" x 11'1"

Carpeted flooring, radiator, double glazed window facing the front aspect, storage cupboard accommodating the meter and double doors providing access into the sitting room.

SITTING ROOM

12'0" x 11'1"

Carpeted flooring, storage cupboard located under the stairs, radiator, double glazed window facing the rear aspect, access into the kitchen and stairs leading to the first floor.

KITCHEN

18'2" x 6'5"

Vinyl flooring, base and eye-level units, space for a fridge, radiator, stainless steel sink, partially tiled walls, double glazed window facing the side aspect, space and gas supply for a cooker, and space and plumbing for a washing machine. Gas-powered combination boiler. Door providing access into the lobby.

LOBBY

6'1" x 6'0"

Tiled flooring, partially tiled walls and doors providing access to the garden, WC and bathroom.

W/C

4'2" x 3'1"

Tiled flooring, partially tiled walls, toilet, wash hand basin and double glazed window facing the side aspect.

BATHROOM

6'2" x 6'0"

Tiled flooring, tiled walls, heated towel radiator, wash hand basin, double glazed window facing the side aspect and stand-up shower cubicle with electric shower.

LANDING

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

BEDROOM ONE

12'6" x 11'6"

Carpeted flooring, radiator, double glazed window facing the front aspect and built-in storage cupboard.

BEDROOM TWO

12'0" x 9'6"

Carpeted flooring, radiator, double glazed window facing the rear aspect and storage cupboard located over the stairs.

W/C

3'5" x 3'2"

Solid wooden flooring, partially tiled walls, toilet, wash hand basin and double glazed window facing the side aspect.



BEDROOM THREE

8'5" x 6'5"

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

FREEHOLD

OUTSIDE

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: C

Council Tax Band: A (Leicester)

Council Tax Rate: £1,685.83

Mains Gas: Yes

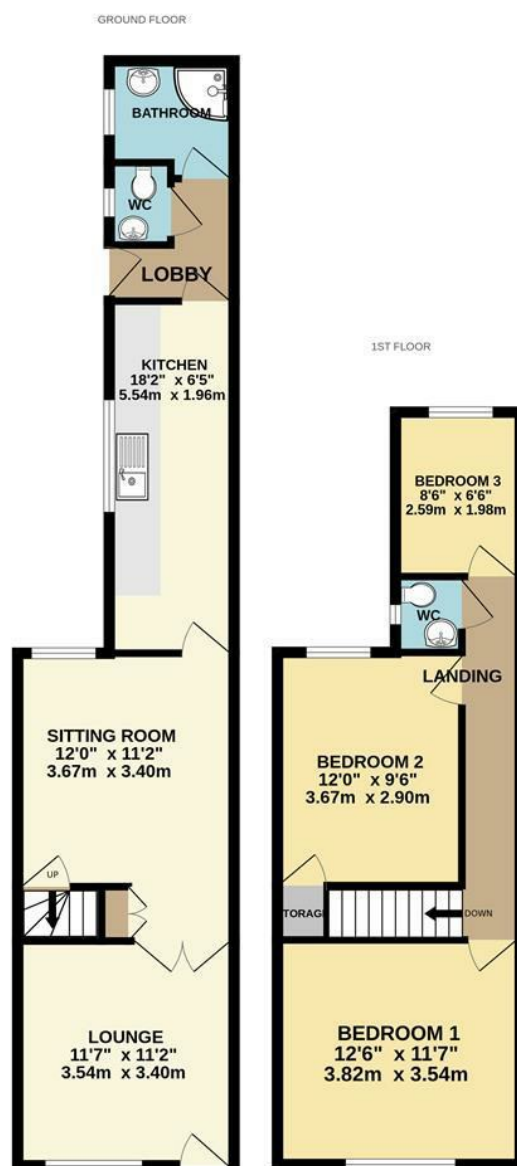
Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

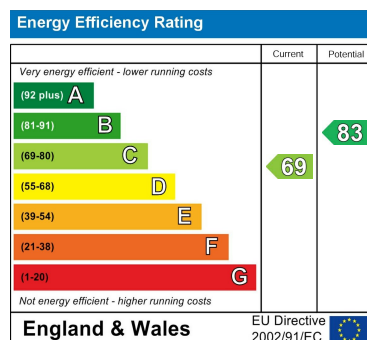




Council Tax Band

A

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.