FREEHOLD

House - Terraced (EPC Rating: D)

BEACONSFIELD ROAD, LEICESTER, LE3 0FG

Offers Over

£180,000

SETHS

3 1 2 D

3 Bedroom House - Terraced located in Leicester

***** THREE BEDROOMS - IDEAL INVESTMENT - ACHIEIVING £1075 PCM *****

Seths Estate Agents are pleased to present this three-bedroom terraced property located on Beaconsfield Road in the popular Westcotes area of Leicester. The property would make an ideal investment opportunity or first-time purchase, offering well-proportioned accommodation throughout.

The ground floor comprises an entrance hall providing access to a front lounge/bedroom with bay window, a separate sitting room with feature fireplace and doors opening onto the rear garden, and a spacious kitchen/diner fitted with base and eye-level units, integrated oven with gas hob, and space for white goods.

To the first floor are three bedrooms, including a generous main bedroom with bay window, along with a family bathroom.

Outside, the rear garden is paved for low maintenance and enclosed by a brick-built boundary, with gated access to a shared passage and the benefit of a storage shed.

A well-located home close to local amenities, universities and transport links, making it a strong buy-to-let or first-time buyer opportunity.

Contact Seths today to arrange a viewing.

GROUND FLOOR

ENTRANCE HALL
14'10" x 2'9"
Carpeted flooring, radiator, accessed via a composite door providing access to a downstairs bedroom/lounge and also providing access to the sitting room, with stairs leading to the first floor.

LOUNGE
13'5" x 9'10"
Laminate flooring, radiator, cupboard accommodating meters, double glazed bay window facing the front aspect.

SITTING ROOM
13'0" x 9'10"
Laminate flooring, radiator, cupboard accommodating meters, double glazed bay window facing the front aspect.

KITCHEN AND DINER
14'10" x 7'11"
Vinyl flooring, storage cupboard located under the stairs, dining area, radiator, UPVC door allowing access into the garden, partially tiled walls, base level and eye-level units, space and plumbing for a washing machine, stainless steel sink, double glazed window facing the side aspect, space and plumbing for a dishwasher, gas powered combination boiler, spotlighting, integrated four-ring gas burner with oven and extractor over, and space for a fridge.

FIRST FLOOR

LANDING
Carpeted flooring, allowing access to all rooms on the first floor, hatch allowing access into the loft, a small storage area, and spotlighting.

BEDROOM ONE
14'7" x 11'5"
Carpeted flooring, radiator, double glazed bay window facing the front aspect, and spotlighting.

BEDROOM TWO
13'0" x 7'9"
Carpeted flooring, radiator, double glazed window facing the rear aspect.

BEDROOM THREE
9'7" x 6'7"
Carpeted flooring, radiator, double glazed window facing the side aspect.

BATHROOM

8'0" x 4'9"

Vinyl flooring, standing radiator, toilet, polyvinyl bathtub with mixer function, spotlighting, and wash hand basin.

OUTSIDE

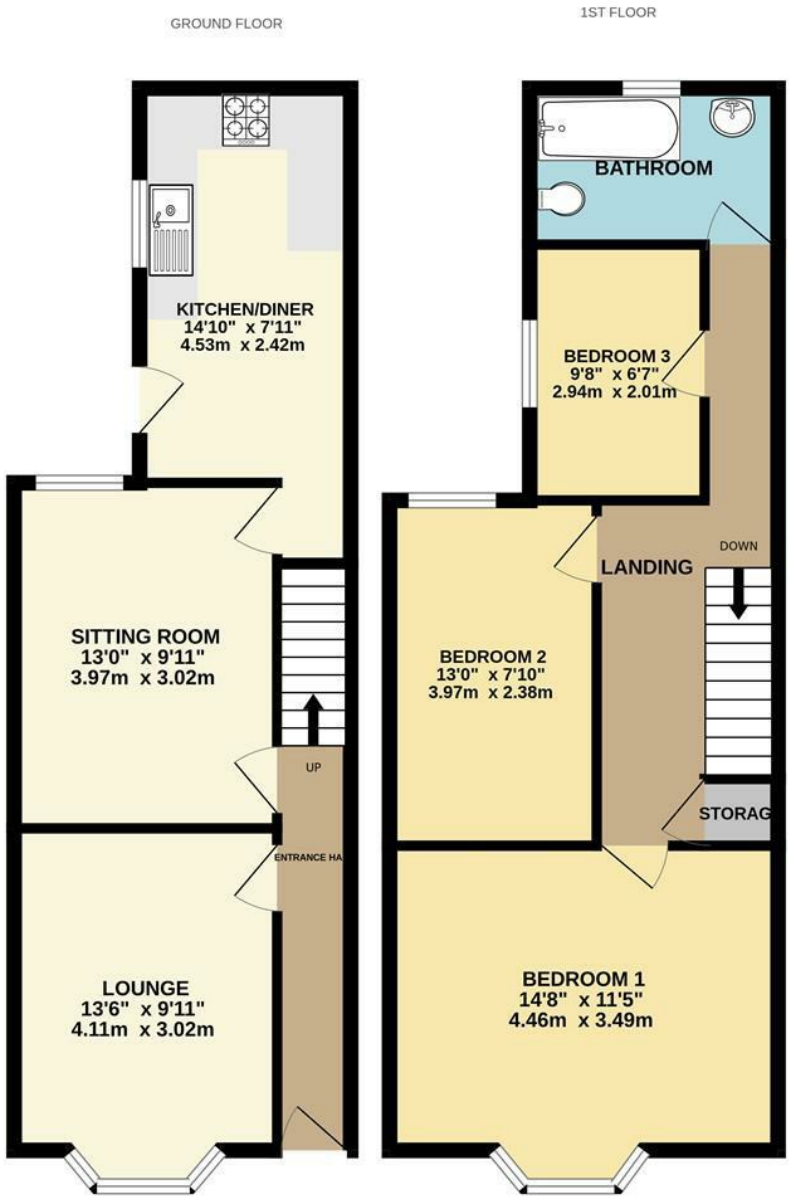
To the rear, the property features a paved slab garden secluded by a brick-built perimeter, with access to a shared passage via a wooden gate. There is also a storage shed. Access into the property is available via the double doors from the sitting room or the UPVC door into the kitchen.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: D
Council Tax Band: A (Leicester)
Council Tax Rate: £1,605.15
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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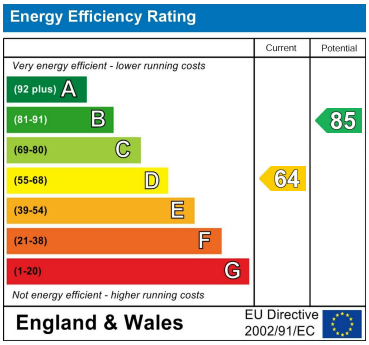
Council Tax Band

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.

SETHS