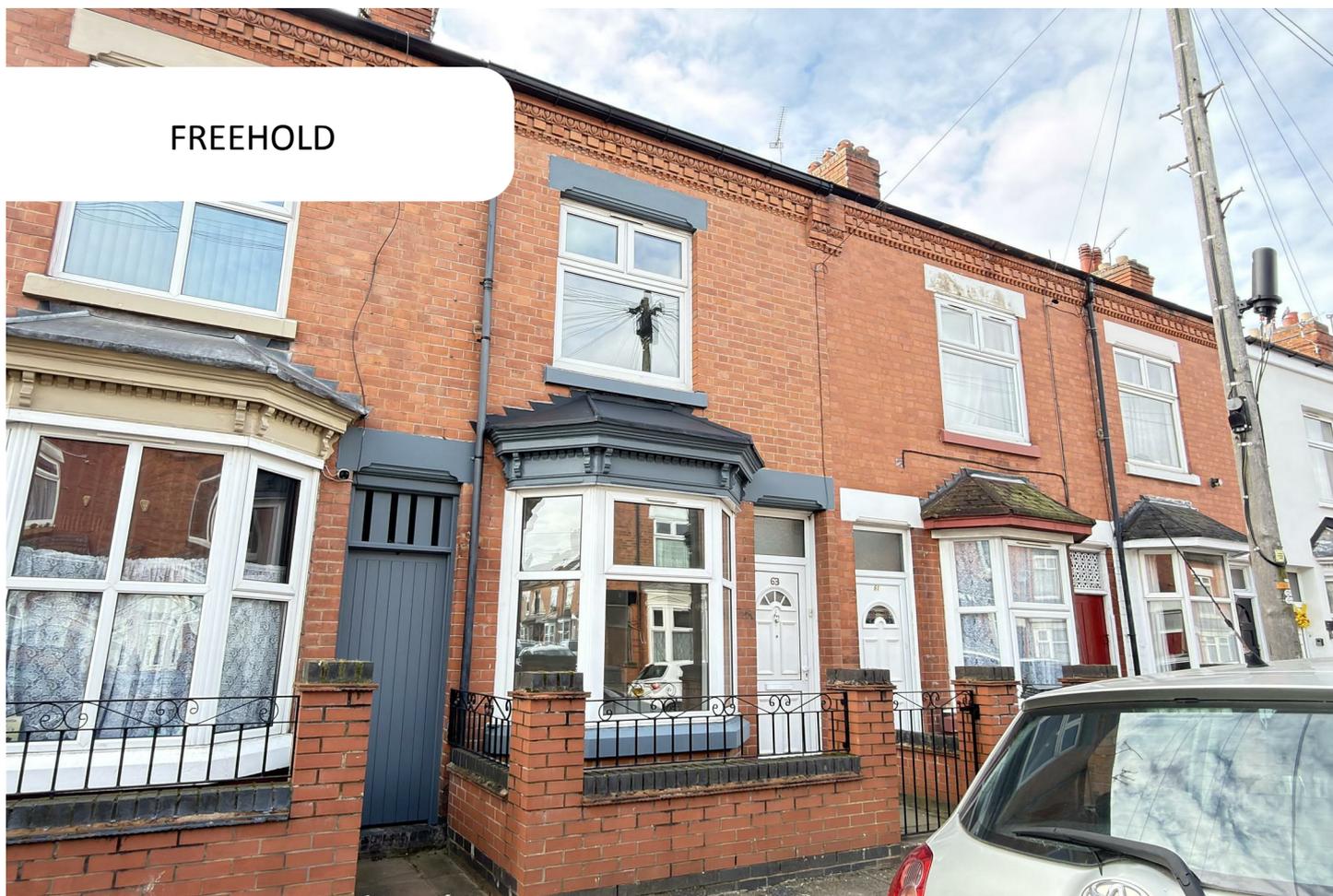


FREEHOLD



House - Terraced (EPC Rating:)

St Michaels Avenue, Belgrave, Leicester, LE4 7AH

PRICE:

£285,000



3 Bedroom House - Terraced located in Leicester

***** THREE BEDROOMS - NEWLY REFRUBRISHED - NO ONWARD CHAIN - BELGRAVE *****

Offered to the market with no onward chain, this **READY TO MOVE INTO** three-bedroom mid-terraced home is an ideal opportunity for first-time buyers, growing families, and investors alike. The property has been thoughtfully updated throughout and further benefits from potential to extend to the rear, subject to the necessary planning permissions.

To the front, a slabbed garden is enclosed within a brick-built perimeter wall, accessed via a metal gate. To the rear, a generous private garden features a patio area, two brick-built storage sheds, an outside WC, and a lawned area — all enclosed by brick-built walls, offering excellent potential for further development.

Internally, the ground floor comprises a welcoming lounge with a bay window to the front, a spacious sitting room, and a well-fitted kitchen with direct access to the rear garden. To the first floor are three well-proportioned bedrooms and a modern shower room.

Belgrave is a vibrant and well-connected neighbourhood just north of Leicester city centre, renowned for its lively community and the famous Golden Mile. Excellent local schools, everyday amenities, and strong transport links into Leicester city centre make this a highly sought-after location.

Contact Seths today to arrange a viewing

GROUND FLOOR

LOUNGE

13'8" x 11'3"

Carpeted flooring, radiator, double-glazed bay window to the front aspect. Provides access to the sitting room.

SITTING ROOM

11'1" x 11'1"

Carpeted flooring, radiator, double-glazed window to the rear aspect. Stairs leading to the first floor with storage area located beneath. Provides entry into the kitchen.

KITCHEN

14'0" x 6'10"

LVT flooring, base and eye-level units, double-glazed window to the side aspect, stainless steel sink, four-ring induction hob with oven and integrated extractor over. Space for washing machine. Radiator. Door providing access to the rear garden. storage cupboard accommodating gas powered combination boiler.

FIRST FLOOR

LANDING

Carpeted flooring, radiator, loft hatch. Provides access to all first-floor rooms.

BEDROOM ONE

12'5" x 11'6"

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

BEDROOM TWO

10'5" x 9'4"

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

BEDROOM THREE

9'3" x 6'8"

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

SHOWER ROOM

Vinyl flooring, heated towel rail radiator, standing shower with mixer function, WC, wash hand basin.

OUTSIDE

To the front, the property benefits from a slabbed front



garden, secluded by a brick-built perimeter wall and accessed via a metal gate. Entry into the home is via a uPVC door. A wooden gate provides access to the shared passage.

Rear. To the rear, the property features an ample-sized garden with potential to extend, subject to planning permission. The garden comprises a slabbed patio area with access to two brick-built sheds and an outside toilet, as well as a grass lawn, all secluded by a brick-built perimeter wall.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: A

Council Tax Rate: £1,685.83

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

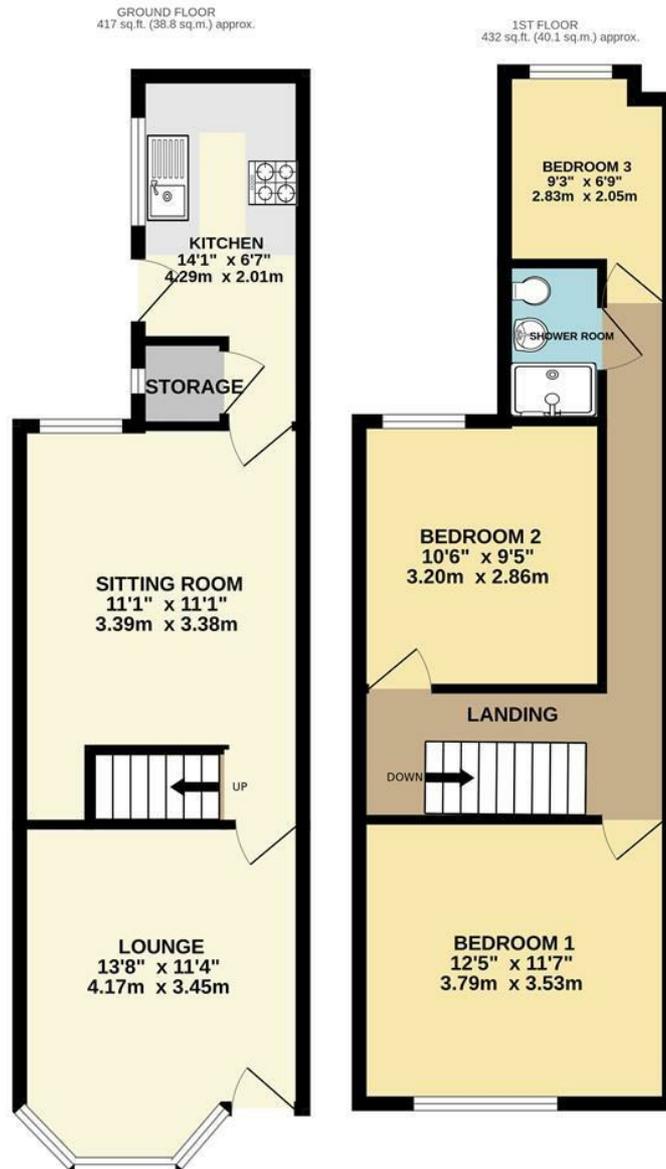
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband





Belgrave Office Sales | 20 Loughborough Road, Leicester, LE4 5LD



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

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

Call us on

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www.seths.co.uk

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.