

FREEHOLD



House - Terraced (EPC Rating: C)

Rosedale Avenue, Leicester, LE4 7AU.

PRICE :

£290,000

 SETHS

 3  1  1  C

3 Bedroom House - Terraced located in Leicester

***** THREE BEDROOMS - EXTENDED - OFF ROAD PARKING - BELGRAVE - READY TO MOVE INTO *****

Seths Estate Agents are pleased to present this extended three-bedroom mid-terrace property located on Rosedale Avenue in the popular Belgrave area of Leicester. Benefitting from a driveway, generous rear garden, solar panels and a useful outhouse, this home offers excellent space and versatility.

The property comprises an entrance hall leading into a front lounge, with access through to the extended kitchen/diner. The kitchen features fitted units, integrated oven with gas hob and extractor, with the extended utility area providing additional appliance space and access to the downstairs bathroom.

To the first floor are three bedrooms, including a spacious main bedroom with bay window and fitted storage, along with two further bedrooms and loft access from the landing.

Outside, the property benefits from a driveway and a large rear garden with patio, lawn areas and a substantial outhouse, ideal for storage, a workshop or home office.

Contact Seths today to arrange a viewing. 0116 266 9977

GROUND FLOOR

ENTRANCE HALL

Finished with tiled flooring and partially heated floors via electric underfloor heating. A double-glazed window faces the front aspect, with a radiator and stairs leading to the first floor. The entrance hall also provides access into the lounge.

LOUNGE

13'7" x 10'7"

Finished with electrically heated tiled flooring, radiator, and a double-glazed bay window facing the front aspect. Open access leads into the kitchen and dining area.

KITCHEN/DINER

14'0" x 8'9"

Finished with tiled flooring, partially tiled walls, and a breakfast area. The kitchen comprises a range of integrated base and eye-level units, stainless steel sink, integrated gas hob with oven and extractor over, radiator, and double-glazed window facing the side aspect. A storage cupboard located under the stairs houses the meters and consumer unit. Double doors provide access into the extended utility area.

EXTENDED UTILITY

9'6" x 8'10"

Finished with tiled flooring and benefiting from a radiator, plumbing and space for a washing machine and dryer, as well as space for a double fridge. A double-glazed window faces the side aspect and a door provides access to the downstairs bathroom.

BATHROOM

9'8" x 4'0"

Finished with tiled flooring, panelled walls and ceiling, radiator, WC, wash hand basin, and a stand-up shower cubicle with electric shower function. A double-glazed window faces the rear aspect.

FIRST FLOOR

LANDING

Finished with carpeted flooring, providing access to all rooms on the first floor. A hatch with a drop-down ladder allows access to the loft space.

BEDROOM ONE

11'3" x 11'2"

Finished with carpeted flooring, fitted storage cupboards including additional cupboards above the stairs, radiator, and double-glazed bay window facing the front aspect.



BEDROOM TWO

10'0" x 6'11"

Finished with carpeted flooring, radiator, and double-glazed window facing the side aspect.

BEDROOM THREE

7'2" x 6'11"

Finished with carpeted flooring, radiator, and double-glazed window facing the front aspect.

OUTSIDE

To the rear, the property features an ample-sized garden with a slabbed patio area, partially artificial grass and partially lawn, enclosed by wooden fencing along the perimeter. The garden also benefits from an outhouse positioned on a concrete base.

OUTHOUSE

11'1" x 11'1"

Fully fitted with vinyl flooring, double-glazed window facing the front aspect, and panelled walls.

FREEHOLD

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

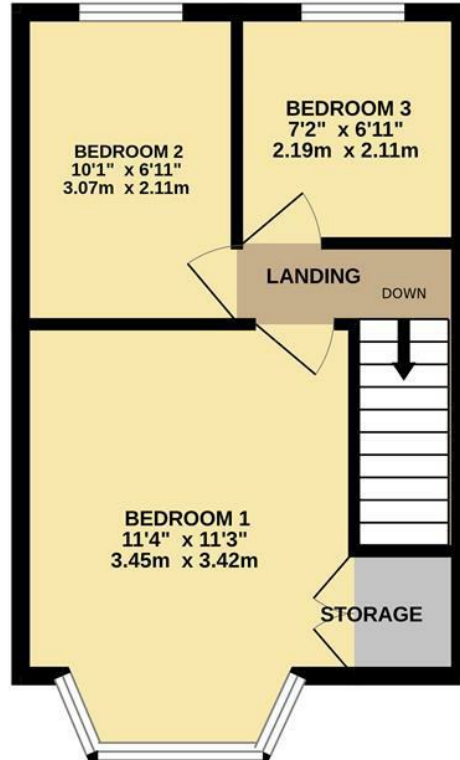




GROUND FLOOR



1ST FLOOR

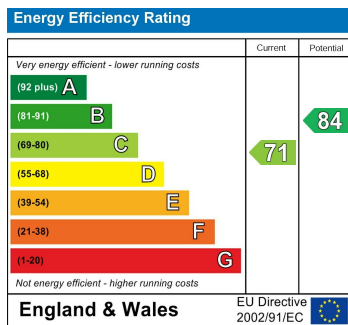


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Performance Graph



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