

FREEHOLD



House - Terraced (EPC Rating: E)

**DOWN STREET, BELGRAVE, LEICESTER, LE4 6JF**

**PRICE:**

**£260,000**

**SETHS**



# 3 Bedroom House - Terraced located in Leicester

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

Seths Estate Agents are pleased to bring to market this three-bedroom mid-terraced property located on Down Street in the popular Belgrave area of Leicester, just off Melton Road. Offered to the market with no onward chain, early viewing is highly recommended to avoid disappointment.

Internally, the ground floor comprises a lounge, a sitting room, a well-appointed kitchen, a lobby with access to the outside, and a ground floor bathroom. To the first floor are three well-proportioned bedrooms, two with built-in storage, and a landing with loft access.

To the rear, the property features a slabbed garden enclosed by a combination of brick-built and wooden perimeter, with a wooden gate providing access to a shared passage leading to the front.

**Contact Seths to arrange a viewing**

## GROUND FLOOR

### LOUNGE

11'11" x 9'4"

Laminate flooring, radiator, storage cupboard housing the meters, double-glazed window to the front aspect.

Accessed via a uPVC front door. Provides access to the sitting room.

### SITTING ROOM

12'1" x 9'4"

Laminate flooring, radiator, storage cupboard beneath the stairs, double-glazed window to the rear aspect. Stairs leading to the first floor. Provides access to the kitchen.

### KITCHEN

13'0" x 6'11"

Tiled flooring, tiled walls, base and eye-level units, gas supply and space for gas hob with integrated extractor over, gas combination boiler, stainless steel sink, space and plumbing for washing machine, space for fridge, double-glazed window to the side aspect. Provides access to the lobby.

### LOBBY

uPVC door providing access to the outside. Provides access to the bathroom.

## BATHROOM

8'2" x 6'5"

Tiled flooring, tiled walls, radiator, panelled bath with mixer shower over, wash hand basin, WC, double-glazed window to the side aspect.

## FIRST FLOOR

### LANDING

Carpeted flooring. Provides access to all first-floor rooms.

### BEDROOM ONE

12'1" x 12'0"

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

### BEDROOM TWO

12'2" x 9'2"

Carpeted flooring, radiator, storage cupboard over the stairs, loft hatch, double-glazed window to the rear aspect.

### BEDROOM THREE

13'0" x 6'11"

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

## OUTSIDE

To the rear, the property features a slabbed garden, secluded by a combination of brick-built and wooden perimeter. A wooden gate provides access to a shared passage leading to the front of the property.



**FREEHOLD**

**COUNCIL TAX BAND - A**

**ADDITIONAL INFORMATION**

Tenure: Freehold

EPC rating: E

Council Tax Band: A (Leicester)

Council Tax Rate: £1,685.83

Mains Gas: Yes

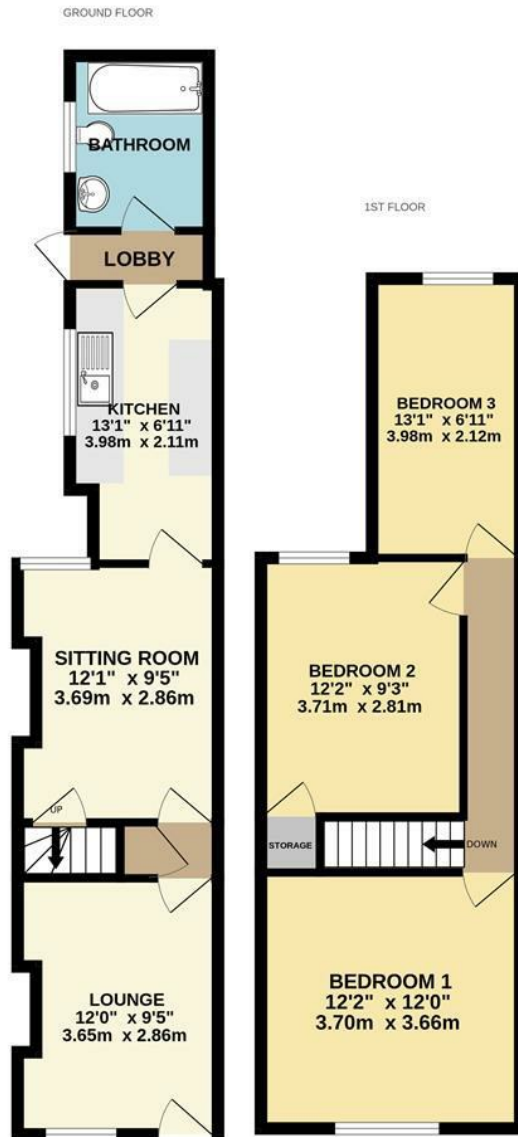
Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband



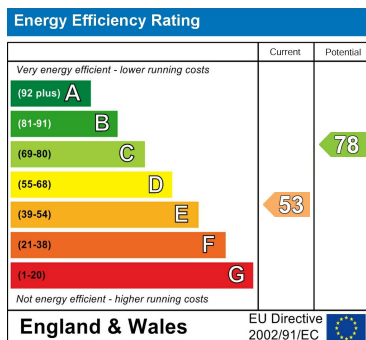


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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