

FREEHOLD



House - Terraced (EPC Rating: D)

Surrey Street, Belgrave, Leicester, LE4 6FL

Offers Over

£250,000

 SETHS

 2  1  1  D

# 2 Bedroom House - Terraced located in Leicester

**\*\*\* TWO BEDROOMS - NO WORK NEEDED! - BELGRAVE - POTENTIAL TO EXTEND (STPP) \*\*\***

Seths Estate Agents are pleased to bring to market this two-bedroom mid-terraced property located on Surrey Street in the popular Belgrave area of Leicester. Nicely presented and in ready to move into condition, this is an ideal opportunity for first-time buyers looking to get onto the property ladder in a sought-after location.

To the rear, the property features a garden with a wooden gate providing access to a shared passage leading to the front, with potential to extend subject to planning permission.

Internally, the ground floor comprises a welcoming lounge with a media wall and accent lighting, a sitting room with dining area, and a well-appointed kitchen with access to the rear garden. To the first floor are two well-proportioned bedrooms, both with built-in storage, and a family bathroom.

Contact Seths to arrange a viewing today.

## GROUND FLOOR

### LOUNGE

11'5" x 10'11"

Finished with laminate flooring and accessed via a UPVC door. The lounge features a double glazed window facing the front aspect, a built-in storage cupboard with a media wall and accent lighting, and open access into the sitting room.

### SITTING ROOM

11'11" x 11'1"

Finished with laminate flooring, the sitting room offers a radiator, stairs rising to the first floor, a dining area with space for a fridge, and a double glazed window facing the rear aspect. A doorway provides access into the kitchen.

### KITCHEN

9'10" x 5'10"

Finished with vinyl flooring and fitted with base level units, a stainless steel sink, plumbing and space for a washing machine, an integrated gas hob with integrated oven and extractor hood, and a double glazed window facing the side aspect. A UPVC door provides access to the rear garden.

## FIRST FLOOR

## LANDING

15'4" x 2'11"

Carpeted flooring with access to all rooms on the first floor.

### BEDROOM ONE

12'9" x 11'5"

Finished with carpeted flooring, featuring a radiator, built-in storage cupboard, and a double glazed window facing the front aspect.

### BEDROOM TWO

11'11" x 9'7"

Finished with carpeted flooring, comprising a radiator, built-in storage cupboard, an additional storage cupboard located over the stairs with loft access, and a double glazed window facing the rear aspect.

### BATHROOM

Finished with vinyl flooring, panelled walls and a panelled ceiling. The bathroom comprises a polyvinyl bath with mixer shower attachment, wash hand basin, WC, radiator, and a storage cupboard housing the gas-powered combination boiler. A double glazed window faces the rear aspect.

### OUTSIDE

To the rear, the property benefits from a



low-maintenance, slabbed garden with access to a shared passage via a wooden gate leading to the front of the property. The garden also features a useful brick-built outbuilding, ideal for additional storage.

**FREEHOLD**

**COUNCIL TAX BAND - A**

**ADDITIONAL INFORMATION**

Tenure: Freehold

EPC rating: D

Council Tax Band: A (Leicester)

Council Tax Rate: £1,605.15

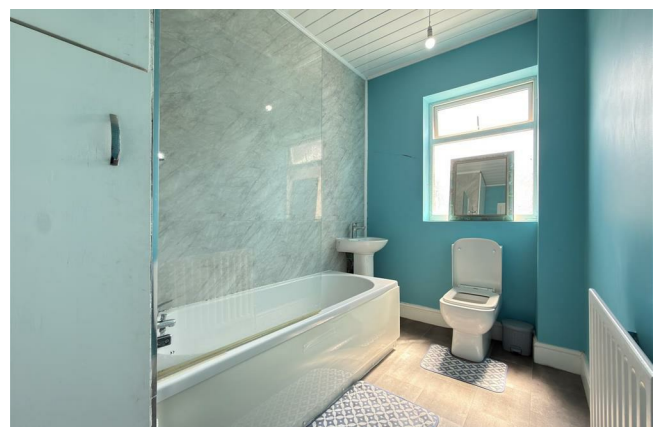
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

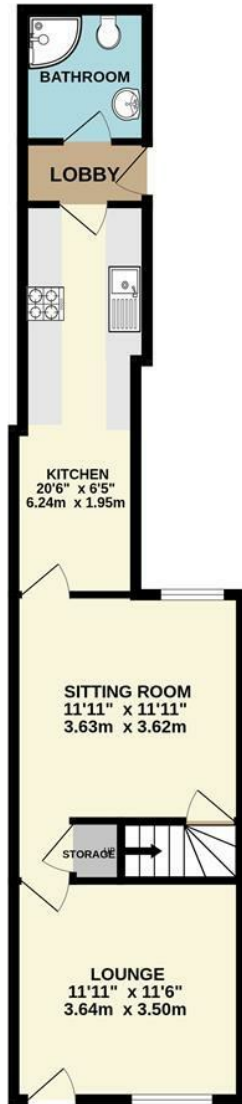
Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

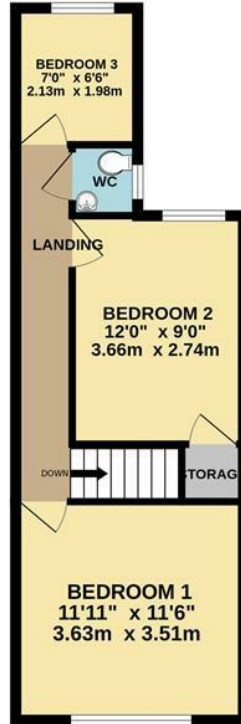




GROUND FLOOR



1ST FLOOR

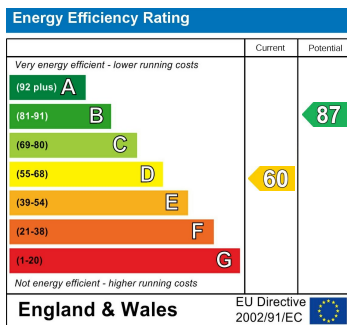


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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