



Arbour Road

Belgrave, Leicester

Price £225,000

0116 266 9977
www.seths.co.uk

***** IDEAL FOR FIRST TIME BUYERS & INVESTORS *****
EXTENDED Mid terraced situated in this popular area of Belgrave and amenities.

Briefly the accommodation comprises of a lounge, dining room, EXTENDED KITCHEN, DOWNSTAIRS SHOWER ROOM, three bedrooms and an UPSTAIRS W.C. The property benefits from gas fired central heating and a rear yard.

***** NO CHAIN *****

GROUND FLOOR

LOUNGE 11' 07" x 11' 02" (3.53m x 3.4m) Window to front aspect, laminated flooring, gas fireplace and radiator.

DINING ROOM 10' 10" x 10' 01" (3.3m x 3.07m) Window to rear aspect, laminated flooring and radiator.

EXTENDED KITCHEN 17' 10" x 5' 10" (5.44m x 1.78m) Fitted kitchen with base level cupboards and drawers having round edged worktops over, wall mounted eye level cupboards, 1 & 1/2 bowl sink with drainer and mixer, gas point for cooker, space for fridge freeze, plumbing for washing machine, window to rear aspect and door to garden area. Door to lobby area.

LOBBY AREA Door to rear garden, tiled flooring and door to :

DOWNSTAIRS SHOWER ROOM Walk in shower, close coupled w.c., pedestal wash hand basin, window to rear aspect and extractor fan.

FIRST FLOOR

LANDING Carpeted and access to loft space.

BEDROOM 1 12' 00" x 11' 04" (3.66m x 3.45m) Window to front aspect, carpeted, fitted cupboards and radiator.

BEDROOM 2 11' 11" x 9' 07" (3.63m x 2.92m) Window to rear aspect, carpeted and radiator.

BEDROOM 3 7' 10" x 5' 11" (2.39m x 1.8m) Window to rear aspect, carpeted and radiator.

UPSTAIRS W.C. Close coupled w.c., wash hand and window to side aspect.

OUTSIDE Slabbed patio area and gated access to front.



Belgrave Office
20 Loughborough Road
Leicester
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Opening Hours
Mon-Fri: 9am – 5:30pm
Sat: 10am - 1pm

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