



**St Michaels Avenue**

Belgrave, Leicester

**Price £235,000**

**0116 266 9977**  
[www.seths.co.uk](http://www.seths.co.uk)

\*\*\* IDEAL FOR FIRST TIME BUYERS & INVESTORS \*\*\*

Extended Mid Terraced situated in this popular area of Belgrave situated closely to local schools and amenities.

Briefly the accommodation comprises of a lounge, dining room, kitchen, DOWNSTAIRS SHOWER ROOM, THREE BEDROOMS AND UPSTAIRS W.C. The property benefits from gas fired central heating, PVCu double glazed and a rear yard.

Viewing is by appointment.

#### GROUND FLOOR

LOUNGE 14' 02" x 11' 02" (4.32m x 3.4m) Double glazed window to front aspect, laminated flooring and radiator.

DINING ROOM 15' 02" x 11' 04" (4.62m x 3.45m) Double glazed window to rear aspect, laminated flooring and radiator.

KITCHEN 13' 11" x 6' 03" (4.24m x 1.91m) 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, space for dishwasher, plumbing for washing machine, double glazed window to rear aspect and door to lobby area.

**Belgrave Office**  
20 Loughborough Road  
Leicester  
LE4 5LD

**Opening Hours**  
Mon-Fri: 9am – 5:30pm  
Sat: 10am - 1pm

LOBBY AREA Double glazed door to garden area.

DOWNSTAIRS SHOWER ROOM Fitted shower cubicle, close coupled w.c., pedestal wash hand basin, heated towel rail and double glazed window to rear aspect.

#### FIRST FLOOR

LANDING Carpeted, radiator and access to loft space.

BEDROOM 1 12' 10" x 11' 07" (3.91m x 3.53m) Double glazed window to front aspect, laminated flooring and radiator.

BEDROOM 2 12' 02" x 10' 03" (3.71m x 3.12m) Double glazed window to rear aspect, laminated flooring and radiator.

UPSTAIRS W.C Close coupled w.c and wash hand basin.

BEDROOM 3 10' 06" x 6' 03" (3.2m x 1.91m) Double glazed window to rear aspect, laminated flooring and radiator.

#### OUTSIDE

REAR Slabbed patio area and gated access to front.



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