



Coral Street

Belgrave, Leicester

Price £245,000

0116 266 9977
www.seths.co.uk

*** IDEAL FOR FIRST TIME BUYERS & INVESTORS -
CURRENTLY RENTED AT £750 PCM ***

Extended Mid Terraced situated in this popular area of
Belgrave.

Briefly the accommodation comprises of a through lounge,
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 only.

GROUND FLOOR

THROUGH LOUNGE 27' 04" x 10' 11" (8.33m x 3.33m)
Double glazed door to front aspect, double glazed window
to front aspect, laminated flooring, radiator and staircase
off.

KITCHEN 22' 04" x 6' 06" (6.81m x 1.98m) Fitted kitchen with
base level cupboards and drawers having round edged
worktops over, 1 & ½ bowl sink with drainer and mixer,
integrated five ring gas hob with extractor over, space for
fridge freezer, access to gas combination boiler, plumbing
for washing machine, space for tumble dryer, PVCu double
glazed window to rear aspect and double glazed door to
garden area.

DOWNSTAIRS SHOWER ROOM Fully tiled walls and flooring,

Belgrave Office
20 Loughborough Road
Leicester
LE4 5LD

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

fitted shower cubicle, close coupled w.c, wash hand
basin, heated towel rail and double glazed window to
rear aspect.

FIRST FLOOR

LANDING Carpeted and access to loft space.

BEDROOM 1 12' 08" x 12' 04" (3.86m x 3.76m) Double
glazed window to front aspect, carpeted and radiator.

BEDROOM 2 12' 01" x 9' 08" (3.68m x 2.95m) Double
glazed window to rear aspect, carpeted and radiator.

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

BEDROOM 3 9' 10" x 6' 08" (3m x 2.03m) Double glazed
window to rear aspect, carpeted and radiator.

OUTSIDE

REAR Slabbed patio area and gated access to front.



%epcGraph_c_1_300%

Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not constitute part or all of an offer or contract. 3. All descriptions, floor plans and dimensions contained herein are approximate and given in good faith, without any responsibility; any intending purchaser must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 4. Seths have not tested the appliances, services and specific fittings; any intending purchaser must satisfy himself by inspection, independent advice or otherwise. 5. No person in the employment of Seths has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. All offers placed need to be qualified by Seths or one of their advisors before being passed onto the Vendors. Intending purchaser will be asked to produce proof of funds and identification documents in order to comply with the Money Laundering Regulations 2003.

