




SETHS
THINK PROPERTY...THINK SETHS

Harrison Road
Belgrave, Leicester

Price £215,000
www.seths.co.uk



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

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

Briefly the accommodation comprises of entrance hall, lounge, dining room, kitchen, two bedrooms and a bathroom. The property benefits from gas fired central heating, PVCu double glazed and a rear yard.

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

GROUND FLOOR

ENTRANCE HALL Double glazed door to front aspect, carpeted and access to storage cupboard.

LOUNGE 13' 04" x 9' 02" (4.06m x 2.79m) Double glazed window to front, carpeted and radiator.

DINING ROOM 12' 08" x 11' 10" (3.86m x 3.61m) Double glazed window to rear aspect, carpeted and radiator.

KITCHEN 12' 09" x 5' 11" (3.89m x 1.8m) Fitted kitchen with base level cupboards and drawers having round edged worktops over, wall mounted eye level cupboards, sink with drainer and mixer, space for cooker, plumbing for washing machine, double glazed window to rear aspect and door to garden area.

FIRST FLOOR

LANDING Carpeted and access to loft space.

BEDROOM 1 13' 04" x 12' 01" (4.06m x 3.68m)
Double glazed window to front aspect, carpeted and radiator.

BEDROOM 2 12' 05" x 9' 02" (3.78m x 2.79m)
Double glazed window to rear aspect, carpeted, fitted cupboard and radiator.

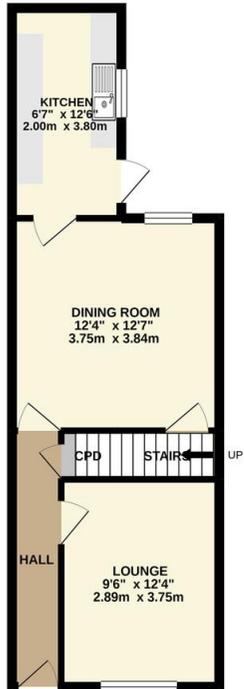
BATHROOM Panelled bath tub with electric shower over, wash hand basin, close coupled w.c., double glazed window to rear aspect.

OUTSIDE

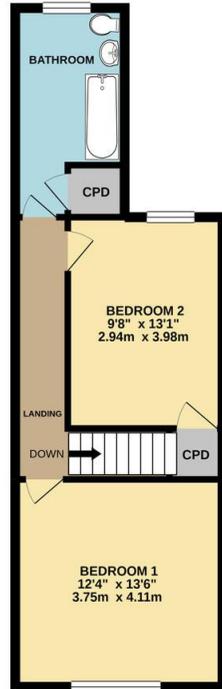
REAR Slabbed patio area, access to outside coal house and w.c. with gated access to front.



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 for any prospective purchase. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference:
Harrison Road Leicester

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