

FREEHOLD



House - End Terrace

# CAMERON AVENUE, BELGRAVE, LEICESTER, LE4 7QL

Offers Over :  
**£390,000**

## FEATURES

- End Terraced
- Drive for Two Vehicle Parking
- Through Lounge
- Large Garden
- Double Glazing
- Three Bedrooms
- Loft Conversion
- Kitchen/Diner
- Belgrave
- Gas Central Heating



**SETHS**

# 3 Bedroom House - End Terrace located in Leicester

## ENTRANCE HALL

Tiled flooring, radiator, and stairs leading to the first floor. Providing access to all rooms on the ground floor, storage cupboard is located under the stairs and accessed from the entrance hall

## THROUGH LOUNGE

24'2" x 10'3"

Accessed from entrance hall via double doors, and open access from the kitchen/diner, carpeted flooring, radiator, and double-glazed bay window facing the front aspect.

## EXTENDED KITCHEN/DINER

15'10" x 11'2"

Open plan access from the through lounge and the entrance hall, tiled flooring, partially tiled walls, and uPVC door leading to the garden. double-glazed window facing the rear aspect, uPVC bi-fold doors leading to the garden, space for a fridge, base and eye level units, freestanding island, stainless steel sink, radiator, four ring gas burner with extractor over, integrated oven and microwave

## W/C/ UTILITY TOOM

Tiled flooring, tiled walls, standing radiator, double glazed window facing the side aspect, toilet, wash hand basin, plumbing and space for a washing machine.

## FIRST FLOOR

### LANDING

Carpeted flooring, double-glazed window facing the side aspect, providing access to all rooms on the first floor.

### BEDROOM 1

11'6" x 10'2"

Carpeted flooring, radiator, double-glazed bay window facing the front aspect,

### BEDROOM 2

11'10" x 10'5"

Carpeted flooring, radiator, double-glazed window facing the rear aspect, gas-powered combination boiler.

### BEDROOM 3

8'0" x 6'0"

Carpeted flooring, radiator, double glazed window facing the front aspect, stairs leading to the loft room.

## BATHROOM

Tiled flooring, tiled walls, toilet, wash hand basin, polyvinyl bathtub with mixer attachment, double-glazed window facing the rear aspect.

## SECOND FLOOR

### LANDING

Carpeted flooring, double-glazed window facing the side aspect.

### LOFT ROOM

11'11" x 10'8"

Carpeted flooring, double-glazed Velux window facing the rear aspect.

## OUTSIDE

As you approach, a paved driveway welcomes you, providing convenient parking space for two vehicles and granting easy access to the property and the rear garden, secluded by a brick-built perimeter. To the rear, the property features a generous-sized garden benefitting from the property being situated on a corner plot, The rear garden is also accessible with a car from Payne Street via a metal gate, secluded by a brick-built perimeter.

## FREEHOLD

## COUNCIL TAX BAND - A

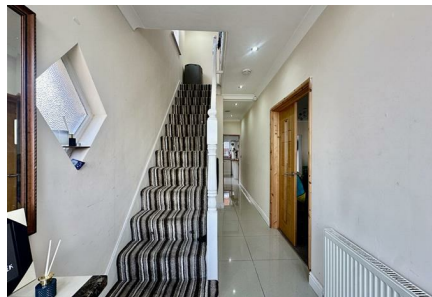
## ADDITIONAL INFORMATION

Tenure: Freehold  
EPC rating: TBC  
Council Tax Band: A  
Council Tax Rate: £1,457.01  
Mains Gas: Yes  
Mains Electricity: Yes  
Mains Water: Yes  
Mains Drainage: Yes  
Broadband availability: Fibre





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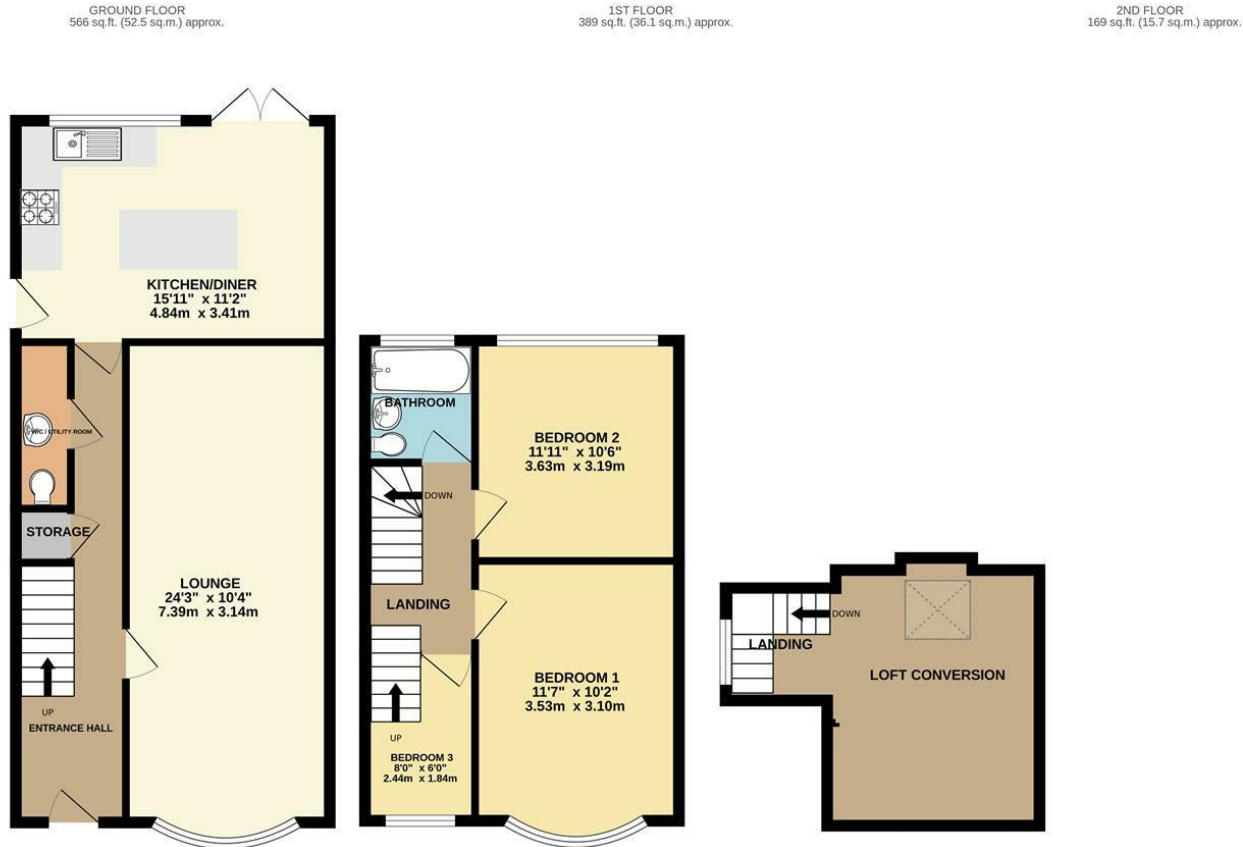
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0116 266 9977

[sales@seths.co.uk](mailto:sales@seths.co.uk)  
[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band

**B**



TOTAL FLOOR AREA: 1123 sq.ft. (104.3 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

