

FREEHOLD



House - Terraced

# GIPSY ROAD BELGRAVE LEICESTER LE4 6QJ

PRICE:

**£280,000**

## FEATURES

- Three Bedrooms
- Double Glazed
- Modern Finish
- In Built Storage Cupboards
- Additional W/C Upstairs
- Terraced
- Gas Central Heating
- Belgrave
- Downstairs Bathroom
- Garden



**SETHS**

# 3 Bedroom House - Terraced located in Leicester

## LOUNGE

11'4" x 11'1"

Wooden flooring, radiator, double-glazed window facing the front aspect, wooden door leading to the sitting room, storage cupboard to include gas, electric meters and consumer unit, in built storage/showcase.

## SITTING ROOM

11'11" x 11'1"

Wooden flooring, radiator, double-glazed window facing the rear aspect, stairs leading upstairs, access into the kitchen, recessed storage area in the chimney,

## KITCHEN

11'10" x 6'3"

Tiled flooring, partially tiled walls, radiator, space for fridge, base and eye level unit, gas-powered combination boiler, in-built four-ring gas burner with extractor over, integrated oven, stainless steel sink, double glazed window facing the side aspect, plumbing and space available for a washing machine, providing access into the lobby.

## LOBBY

Tiled flooring, providing access to the garden via uPVC door, access into the family bathroom.

## BATHROOM

Tiled flooring, tiled walls, toilet, wash hand basin, polyvinyl bathtub with electric shower, standing radiator, panelled ceiling, double glazed window facing the side aspect.

## FIRST FLOOR

## LANDING

Wooden flooring, provides access to all rooms on the first floor and loft. radiator.

## BEDROOM 1

12'8" x 11'5"

Wooden flooring, radiator, double-glazed window facing the front aspect, and inbuilt storage cupboards.

## BEDROOM 2

12'0" x 9'9"

Wooden flooring, radiator, double-glazed window facing the rear aspect, storage cupboard over stairs.

## W/C

Vinyl flooring, toilet, wash hand basin, double glazed window facing the side aspect.

## BEDROOM 3

7'11" x 6'0"

Wooden flooring, radiator, double-glazed window facing the rear aspect.

## OUTSIDE

To the rear, the property features an easy-to-maintain slabbed garden with a wooden shed. 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



GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.

1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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.  
Made with Metropix ©2024

Call us on

0116 266 9977


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

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

Council Tax Band

A

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

