

FREEHOLD



House - Terraced

# ROSEDALE AVENUE BELGRAVE LEICESTER LE4 7AU

Offers Over

# £200,000

## FEATURES

- Upgrading Works Required
- No Chain
- Ideal For First Time Buyers & Investors
- Lounge
- Kitchen
- Downstairs Bathroom & Seperate W.C
- Three Bedrooms
- Front & Rear Gardens
- Belgrave
- Gas Central Heating



 **SETHS**

# 3 Bedroom House - Terraced located in Leicester

## ENTRANCE HALL

Carpeted flooring, radiator, stairs going to the first floor, access into the lounge.

## LOUNGE

11'3" x 10'9"

Carpeted flooring, bay fronted window facing the front aspect, radiator, granting access to the Kitchen.

## KITCHEN

9'2" x 8'9"

Vinyl flooring, storage cupboard located under stairs, access into the lobby, stainless steel sink, window facing the rear aspect, space for a four-ring gas burner, gas-powered boiler, inbuilt storage cupboard, space for a fridge, radiator, providing access to the downstairs bathroom.

## BATHROOM

Vinyl flooring, radiator, in-built storage cupboard, polyvinyl bathtub, wash hand basin, partially tiled walls, window facing the rear aspect.

## LOBBY

Vinyl flooring, providing access to a downstairs W/C

## W/C

Vinyl flooring toilet

## FIRST FLOOR

## LANDING

## BEDROOM 1

14'3" x 11'3"

Carpeted flooring, radiator, and window facing the front aspect.

## BEDROOM 2

10'4" x 6'10"

Carpeted flooring, radiator, and window facing the rear aspect.

## BEDROOM 3

7'1" x 6'2"

Carpeted flooring, radiator, and window facing the rear aspect.

## OUTSIDE

To the front of the property is a front garden with the potential of being converted into a drive for one vehicle, with a slabbed surface being secluded by a mixture of brick-built walls and hedging surrounding the perimeter. To the rear, the property features a long garden with the potential of an extension subject to the necessary planning permission—a mixture of concrete slabbed and grass lawn secluded by wooden fencing along the 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

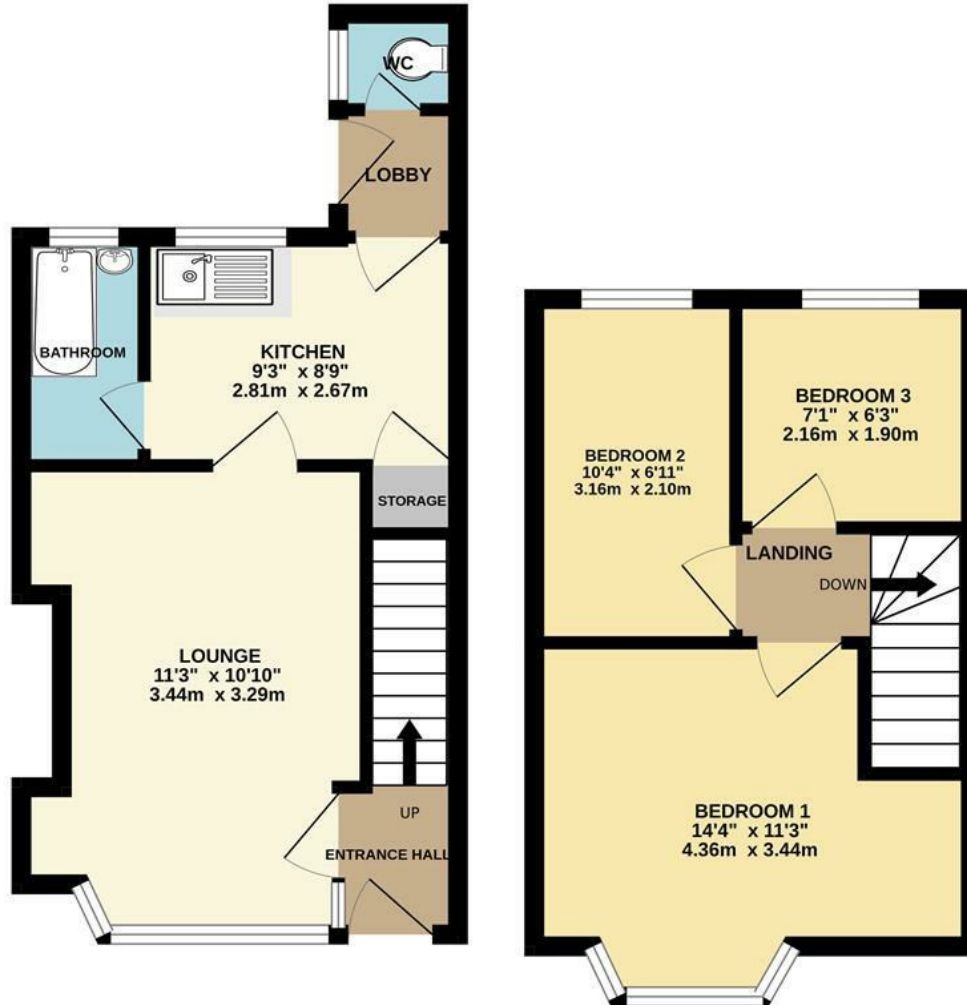




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GROUND FLOOR

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 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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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.

