FREEHOLD

House - Terraced (EPC Rating: D)

MARJORIE STREET, BELGRAVE, LEICESTER, LE4 5GW

Offers Over

£230,000

SETHS

3 1 1 D

3 Bedroom House - Terraced located

***** BELGRAVE - TERRACED HOUSE - THREE BEDROOMS *****

Located in the heart of Belgrave, this well-presented three-bedroom terraced property offers generous living space across two floors.

The ground floor features a spacious lounge, separate sitting room, and a fitted kitchen leading to a utility lobby and ground floor bathroom. Upstairs comprises three well-sized bedrooms, with useful storage throughout.

Outside, the home benefits from a low-maintenance block-paved garden and is ideally positioned for local amenities, schools, and excellent transport links.

A great opportunity for families or investors.

LOUNGE
11'6" x 11'6"
Laminate flooring, radiator, storage cupboard accommodating meters, double glazed window facing the front aspect. Access allowed via a UPVC door. Door provides access into the sitting room area.

SITTING ROOM
11'10" x 11'7"
Laminate flooring, radiator, double glazed window facing the rear aspect, stairs leading to the first floor, door allowing access into the kitchen.

KITCHEN
12'10" x 6'9"
Vinyl flooring, base and eye-level units, gas-powered combination boiler, radiator, gas supply for a cooker, integrated extractor, stainless steel sink, double glazed window facing the side aspect, plumbing and space available for a washing machine. Door leads into the lobby.

LOBBY
Vinyl flooring, UPVC door allowing access into the garden, door allowing access into the downstairs bathroom.

BATHROOM
5'10" x 5'3"
Tiled flooring, tiled walls, panelled ceiling, radiator, double glazed window facing the side aspect, toilet, wash hand basin, polyvinyl bathtub.

FIRST FLOOR

LANDING

BEDROOM ONE
13'4" x 11'7"
Carpeted flooring, radiator, double glazed window facing the front aspect, inbuilt storage cupboard.

BEDROOM TWO
11'8" x 10'1"
Laminate flooring, radiator, double glazed window facing the rear aspect, storage cupboard located over the stairs.

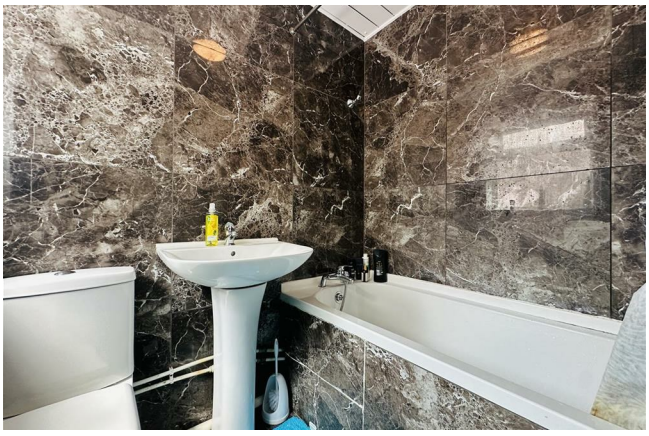
BEDROOM THREE
12'10" x 6'9"
Carpeted flooring, radiator, double glazed window facing the rear aspect.

OUTSIDE
The property features a block-paved rear garden, secluded by a brick-built perimeter.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION



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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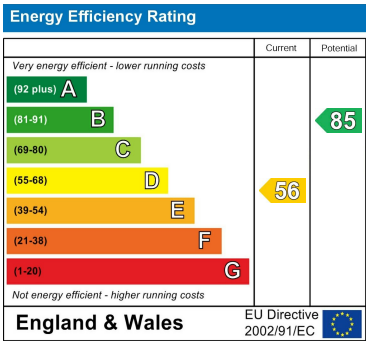
Council Tax Band

A

Energy Performance Graph



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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.

SETHS