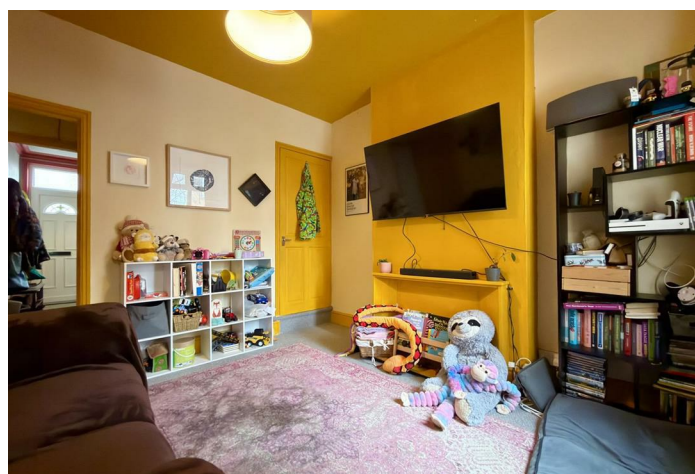
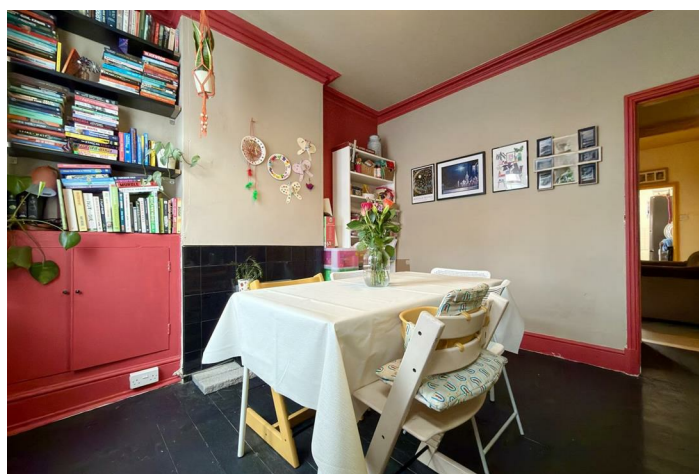


FREEHOLD



House - Terraced (EPC Rating: D)

HARRISON ROAD, BELGRAVE, LEICESTER, LE4  
6BQ

PRICE:

£220,000

 **SETHS**

 2  1  0  D

# 2 Bedroom House - Terraced located in Leicester

**\*\*\* TWO BEDROOMS - BELGRAVE - TERRACED \*\*\***

Seths Estate Agents are pleased to bring to market, with no onward chain, this two-bedroom terraced house located on Harrison Road in the popular Belgrave area of Leicester.

The accommodation comprises a front lounge with feature fireplace and under-stairs storage, leading through to a separate sitting room with access to the first-floor staircase and the kitchen. The kitchen is fitted with base and eye-level units, space for appliances, and a UPVC door providing access to the rear garden.

To the first floor are two well-proportioned bedrooms and a family bathroom.

Outside, the rear garden is partly slabbed with a lawn area and is enclosed by a brick-built boundary. The garden benefits from gated access directly into Cossington Park, as well as access to two brick-built sheds, one housing an external WC and the other providing useful storage with plumbing for appliances. There is also shared passage access to the front.

A well-located home close to local amenities, schools, places of worship and transport links, offered to the market with no chain.

Contact Seths today arrange a viewing.

## GROUND FLOOR

### LOUNGE

11'3" x 10'7"

Wooden flooring, radiator, double glazed window facing the front aspect. Storage cupboard accommodating metres. Fireplace allowing access into the sitting room. Additional storage cupboard located under the stairs.

### SITTING ROOM

11'2" x 10'7"

Carpeted flooring, stairs leading to the first floor, radiator, double glazed window facing the rear aspect, allowing access into the kitchen.

### KITCHEN

11'10" x 5'4"

Finished with lino flooring. UPVC door allowing access into the garden. Space for a fridge. Base and eye-level units. Partially tiled walls. Stainless steel sink. Double glazed window facing the side aspect. Space and supply for a dishwasher. Space and supply for a Baxi gas-powered boiler.

## FIRST FLOOR

## LANDING

Carpeted flooring. Hatch allowing access into the loft. Provides access to all rooms on the first floor.

### BEDROOM ONE

12'0" x 11'3"

Carpeted flooring, radiator, double glazed window facing the front aspect.

### BEDROOM TWO

14'4" x 9'3"

Carpeted flooring, radiator, double glazed window facing the rear aspect.

### BATHROOM

11'10" x 5'6"

Lino flooring. Storage cupboard accommodating the tank. Polyvinyl bathtub with electric function. Partially tiled walls. Wash hand basin with unit. Toilet. Double glazed window facing the rear aspect. Radiator.

### OUTSIDE

Slabbed garden with grass lawn area. Gate allowing access into Cossington Park. Brick-built perimeter along the border. Access to a shared passage leading to the front. Garden provides access to two brick-built sheds, one accommodating an outside toilet and the other



accommodating a storage area, which also has plumbing for appliances currently used by the occupants.

**COUNCIL TAX BAND - A**

**ADDITIONAL INFORMATION**

Tenure: Freehold

EPC rating: TBC

Council Tax Band: A (Leicester)

Council Tax Rate: £1,605.15

Mains Gas: Yes

Mains Electricity: Yes

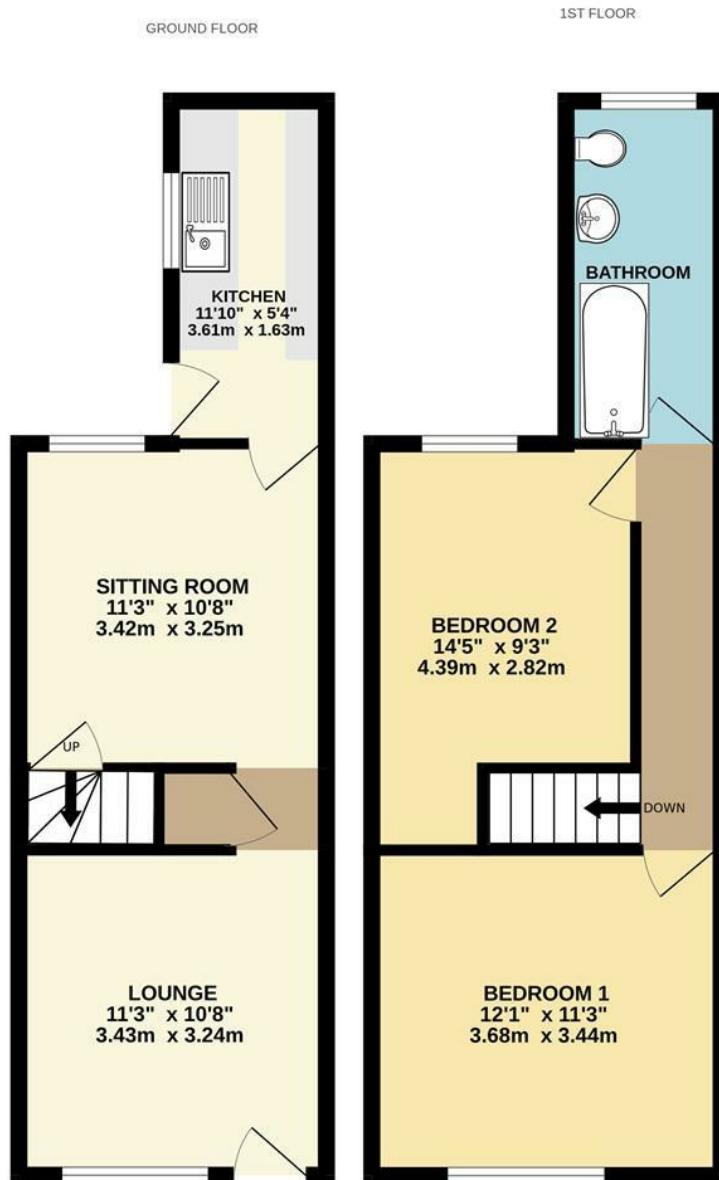
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

**FREEHOLD**



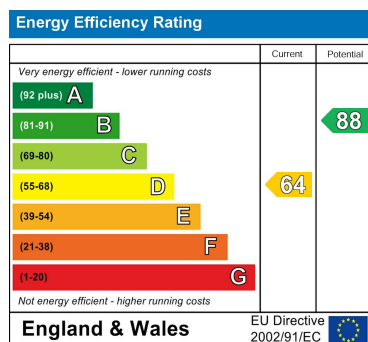


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Call us on

0116 266 9977

let@seths.co.uk

www.seths.co.uk

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.