FREEHOLD

House - Terraced (EPC Rating: D)

ST. MICHAELS AVENUE, BELGRAVE, LEICESTER, LE4 7AG

Offers Over

£220,000

SETHS

2 1 2 D

2 Bedroom House - Terraced located in Leicester

***** BELGRAVE - TWO BEDROOMS - MID TERRACED *****

Seths Estate Agents are pleased to bring to market this deceptively spacious two-bedroom mid-terraced property located on Saint Michaels Avenue in the popular Belgrave area of Leicester, offering an excellent opportunity for first-time buyers, families, and investors alike.

Internally, the ground floor is particularly impressive for a property of this type, comprising a lounge with a bay window to the front, a sitting room, a third reception room, and a well-appointed kitchen with access to the rear garden — providing versatile and generous living accommodation throughout. To the first floor are two well-proportioned bedrooms, a family bathroom, and a landing with loft access.

Contact Seths Estate Agent Today.

GROUND FLOOR

LOUNGE
11'7" x 10'11"
Carpeted flooring, radiator, storage cupboard housing the meters, double-glazed bay window to the front aspect. Accessed via a uPVC front door. Provides access to the sitting room.

SITTING ROOM
11'11" x 10'11"
Carpeted flooring, radiator, understairs storage cupboard, double-glazed window to the rear aspect. Provides access to the kitchen.

KITCHEN
13'9" x 6'5"
Vinyl flooring, radiator, base and high-level units, gas combination boiler, gas supply and space for cooker, stainless steel sink, space and plumbing for washing machine, space for fridge, storage cupboard, partially tiled walls, double-glazed window to the side aspect. uPVC door providing access to the rear garden.

FIRST FLOOR

LANDING
Carpeted flooring, radiator, loft hatch. Provides access to all first-floor rooms.

BEDROOM ONE
12'5" x 11'8"
Carpeted flooring, radiator, double-glazed window to the front aspect.

BEDROOM TWO
12'1" x 9'6"
Carpeted flooring, radiator, storage cupboard over the stairs, double-glazed window to the rear aspect.

INNER LANDING
7'8" x 6'6"
Carpeted flooring, radiator, double-glazed window to the side aspect. Provides access to the bathroom.

FAMILY BATHROOM
6'5" x 6'1"
Vinyl flooring, partially tiled walls, panelled ceiling, radiator, panelled bath, wash hand basin, WC, double-glazed window to the rear aspect.

OUTSIDE
To the rear the property includes an ample sized garden with an brick built outside toilet and shed, secluded by a brick built border, there is potential to extend subject to planning permission

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: D
Council Tax Band: A (Leicester)
Council Tax Rate: £1,685.83
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

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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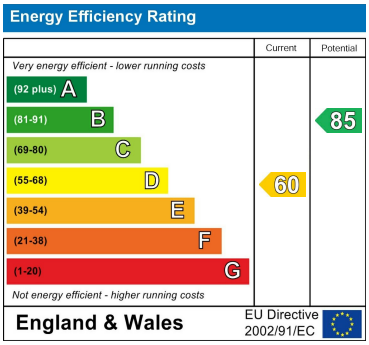
Council Tax Band

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