

FREEHOLD



House - End Terrace (EPC Rating: B)

Charles Bennion Walk, Belgrave, Leicester, LE4

5FF
PRICE:

£320,000



3 Bedroom House - End Terrace located in Leicester

***** NO ONWARD CHAIN - END TOWN HOUSE - THREE BEDROOMS - BELGRAVE *****

Seths Estate Agents are pleased to bring to market this three-bedroom end-terraced town house located on Charles Bennion Walk in the popular Belgrave area of Leicester. Owned by the current owners since new and offered to the market with no onward chain, this is a well-cared for home benefitting from allocated car parking within the development.

To the rear, the property features a private garden finished with a slabbed patio and lawned area, a storage shed, and a wooden gate providing direct access to the allocated car parking space — all enclosed by a wooden perimeter.

Internally, the ground floor comprises an entrance hall, cloakroom, a generous lounge, and a well-appointed kitchen and diner with double doors opening directly onto the rear garden. To the first floor are three bedrooms and a family bathroom, with a landing providing loft access and useful over-stairs storage.

Contact Seths today to arrange a viewing.

GROUND FLOOR

ENTRANCE HALL

11'3" x 6'7"

LVT flooring, radiator, consumer unit. Accessed via a composite front door. Stairs leading to the first floor. Provides access to the lounge.

LOUNGE

15'11" x 12'3"

LVT flooring, radiator, double-glazed window to the front aspect. Provides access to the kitchen and dining room.

KITCHEN & DINING ROOM

15'8" x 9'6"

LVT flooring, radiator, dining area, base and eye-level units, four-ring gas hob with oven and integrated extractor over, gas combination boiler housed in base-level unit, stainless steel sink, space for fridge, space for dishwasher, space and plumbing for washing machine, w/c beneath the stairs. uPVC double doors providing access to the rear garden.

W/C

LVT Flooring, toilet and wash hand basin.

FIRST FLOOR

LANDING

11'6" x 6'11"

Carpeted flooring, storage cupboard over the stairs, loft hatch. Provides access to all first-floor rooms.

BEDROOM ONE

13'5" x 7'11"

Carpeted flooring, radiator, double-glazed window to the front aspect.

BEDROOM TWO

12'0" x 8'0"

Carpeted flooring, radiator, double-glazed window to the rear aspect.

BEDROOM THREE

6'11" x 6'5"

Carpeted flooring, radiator, double-glazed window to the front aspect.

BATHROOM

6'10" x 5'1"

LVT flooring, partially tiled walls, panelled bath with mixer tap, wash hand basin, WC.

OUTSIDE

To the rear, the property features a slabbed paved surface with a grass lawn and a shed, secluded by a



wooden perimeter. A wooden gate provides access to a car park with an allocated parking space.

FREEHOLD

COUNCIL TAX BAND - B

OUTSIDE

To the rear, the property features a slabbed paved surface with a grass lawn and a shed, secluded by a wooden perimeter. A wooden gate provides access to a car park with an allocated parking space.

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: B

Council Tax Band: B (Leicester)

Council Tax Rate: £1,966.81

Mains Gas: Yes

Mains Electricity: Yes

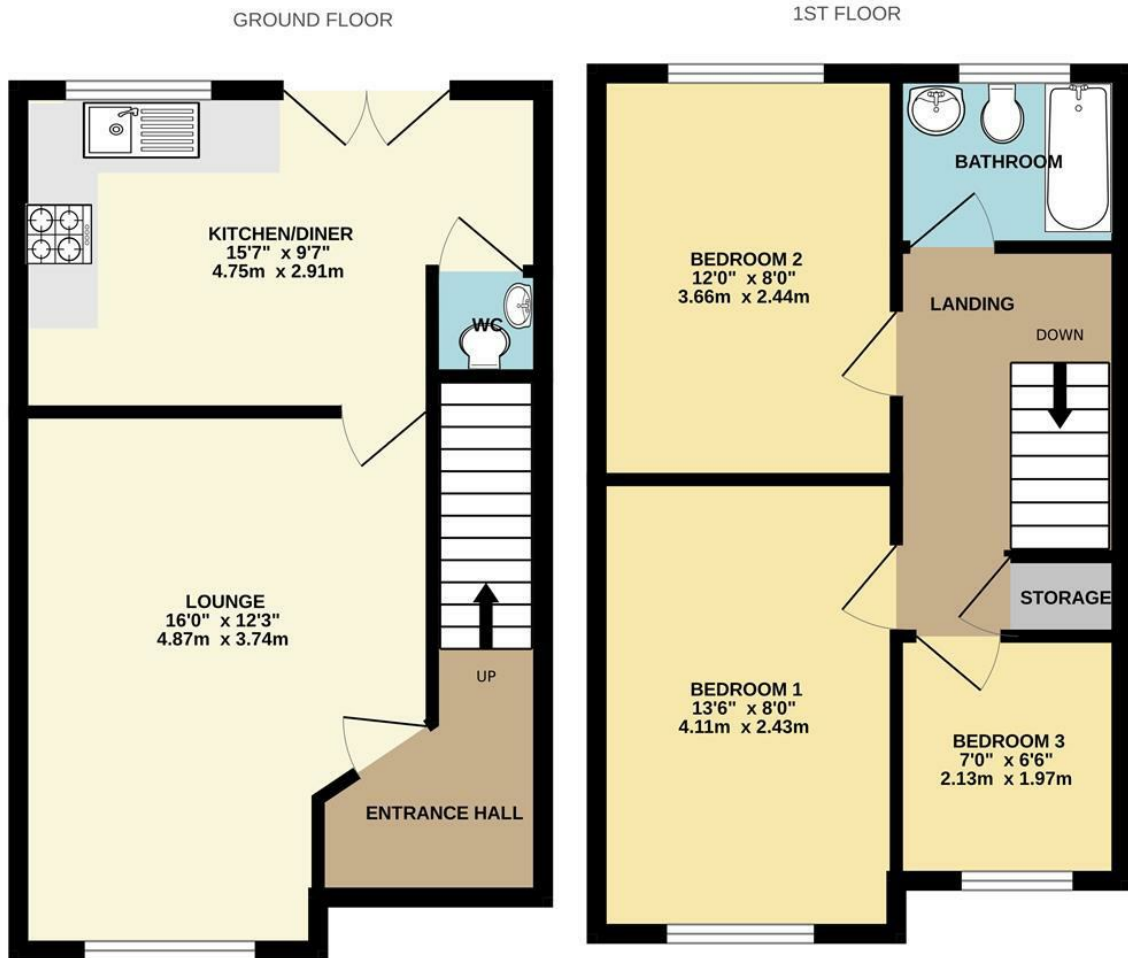
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband





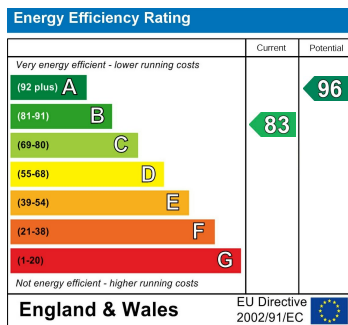


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

B

Energy Performance Graph



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