

FREEHOLD



House - Terraced (EPC Rating: D)

115 Westbourne Street, Belgrave, Leicester, LE4 5HP

£265,000

 **SETHS**

 3  2  2  D

# 3 Bedroom House - Terraced located in Leicester

**\*\*\* THREE BEDROOMS - MID TERRACED - NO ONWARD CHAIN - READY TO MOVE INTO \*\*\***

Seths Estate Agents are pleased to bring to market this three-bedroom mid-terraced property located on Westbourne Street in the popular Belgrave area of Leicester. Offered to the market with no onward chain and presented in ready to move into condition, having benefitted from a recently refurbished kitchen and newly fitted carpets throughout.

To the rear, the property features a slabbed garden enclosed by a brick-built perimeter, with a wooden gate providing access to a shared passage.

Internally, the ground floor offers a particularly generous layout comprising an entrance hall, a lounge, a sitting room, a well-appointed kitchen, a lobby, a downstairs WC, and a family bathroom — an excellent range of ground floor facilities rarely found in a property of this type. To the first floor are three bedrooms, two with built-in storage, and a landing with loft access.

**Contact Seths to Arrange a Viewing.**

## GROUND FLOOR

### ENTRANCE HALL

11'8" x 3'0"

Carpeted flooring, radiator. Provides access to the lounge and sitting room.

### LOUNGE

11'7" x 7'6"

Carpeted flooring, storage cupboard housing the meters, double-glazed window to the front aspect.

### SITTING ROOM

11'8" x 10'9"

Carpeted flooring, radiator, storage cupboard beneath the stairs, double-glazed window to the rear aspect. Stairs leading to the first floor. Provides access to the kitchen.

### KITCHEN

17'2" x 6'8"

Vinyl flooring, radiator, base and eye-level units, four-ring gas hob with oven and integrated extractor over, gas combination boiler, stainless steel sink, space for fridge, space and plumbing for washing machine, two double-glazed windows to the side aspect, loft hatch. Provides access to the lobby.

### LOBBY

7'6" x 6'8"

Tiled flooring. uPVC door providing access to the rear garden. Provides access to the WC and family bathroom.

### W/C

4'4" x 3'5"

Vinyl flooring, tiled walls, wash hand basin, WC, double-glazed window to the side aspect.

### BATHROOM

6'8" x 6'0"

Vinyl flooring, tiled walls, panelled ceiling, radiator, panelled bath, wash hand basin, WC, double-glazed window to the side aspect.

## FIRST FLOOR

### LANDING

14'8" x 9'6"

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

### BEDROOM ONE

12'7" x 11'7"

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



#### **BEDROOM TWO**

11'8" x 9'10"

Carpeted flooring, radiator, built-in storage cupboard, storage cupboard over the stairs, double-glazed window to the rear aspect.

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

#### **BEDROOM THREE**

8'11" x 6'0"

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

#### **OUTSIDE**

To the rear, the property features a slabbed garden, secluded by a brick-built perimeter. A wooden gate provides access to a shared passage.

#### **FREEHOLD**

#### **COUNCIL TAX BAND - A**

#### **ADDITIONAL INFORMATION**

Tenure: Freehold

EPC rating: D

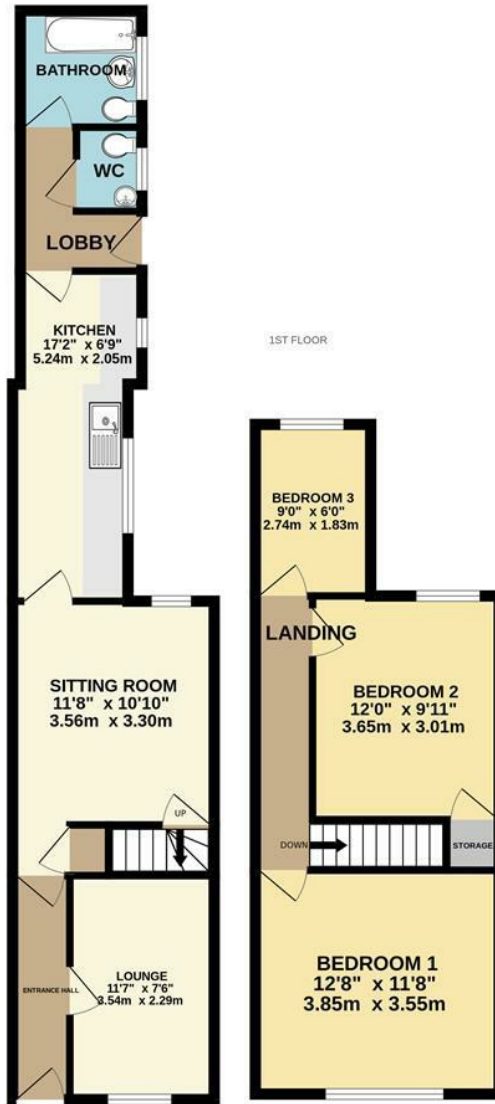
Council Tax Band: A (Leicester)

Council Tax Rate: £1,685.83





GROUND FLOOR

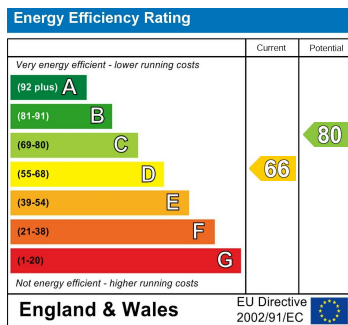


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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