

FREEHOLD



House - Terraced (EPC Rating:)

BARDOLPH STREET, BELGRAVE, LEICESTER

Offers Over

£255,000



3 Bedroom House - Terraced located

*** THREE BEDROOMS - BELGRAVE - EXTENDED TERRACED PROPERTY- OPEN PLAN LOUNGE ***

in Leicester

Seths Estate Agents are pleased to bring to market this three-bedroom mid-terraced property located on Bardolph Street 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 generous, comprising an entrance porch, a vast open-plan lounge, dining, and sitting area — a fantastic space for family life and entertaining — a well-appointed kitchen, a lobby, a downstairs WC, and a ground floor bathroom with a large mixer shower — an impressive range of facilities for a property of this type. To the first floor are three bedrooms, all with built-in storage, and a landing with loft access.

Contact Seths today to arrange a viewing

GROUND FLOOR

PORCH

Radiator. Accessed via a uPVC door. Provides access to the lounge.

OPEN PLAN DINING ROOM & SITTING AREA

26'0" x 10'3"

Carpeted flooring, radiator, storage cupboard to the side, dining area, double-glazed window to the front aspect, double-glazed window to the rear aspect. Stairs leading to the first floor. Provides access to the kitchen.

KITCHEN

12'5" x 5'6"

Vinyl flooring, radiator, base and eye-level units, gas supply and space for gas hob, gas combination boiler, stainless steel sink, space and plumbing for washing machine, space for fridge, double-glazed window to the rear aspect. Provides access to the lobby.

LOBBY

6'3" x 5'8"

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

DOWNSTAIRS WC

3'1" x 2'8"

Tiled flooring, WC, double-glazed window to the side aspect.

BATHROOM

Tiled flooring, tiled walls, panelled ceiling, spotlighting, standing radiator, large shower cubicle with mixer function and overhead shower, wash hand basin with vanity unit, double-glazed window to the side aspect.

FIRST FLOOR

LANDING

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

BEDROOM ONE

11'9" x 11'1"

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

BEDROOM TWO

10'11" x 8'11"

Solid wood flooring, radiator, storage cupboard over the stairs, double-glazed window to the rear aspect.

BEDROOM THREE

12'0" x 5'6"

Carpeted flooring, radiator, storage cupboard over the stairs housing the hot water tank, double-glazed window to the rear aspect.

OUTSIDE

At the rear property, there is slabbed garden with shed, secluded by brick built perimeter.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: A

Council Tax Rate: £1,685.83

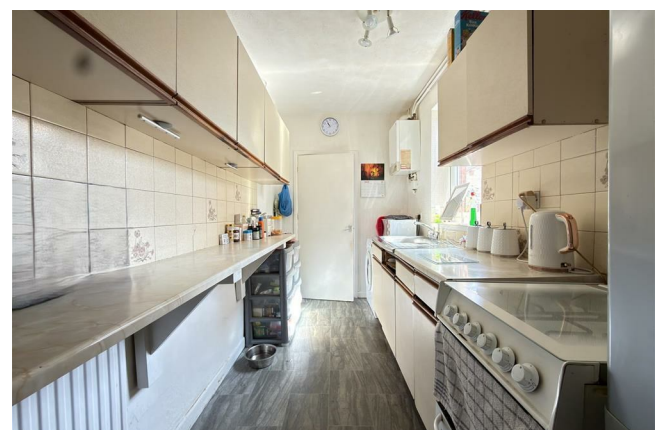
Mains Gas: Yes

Mains Electricity: Yes

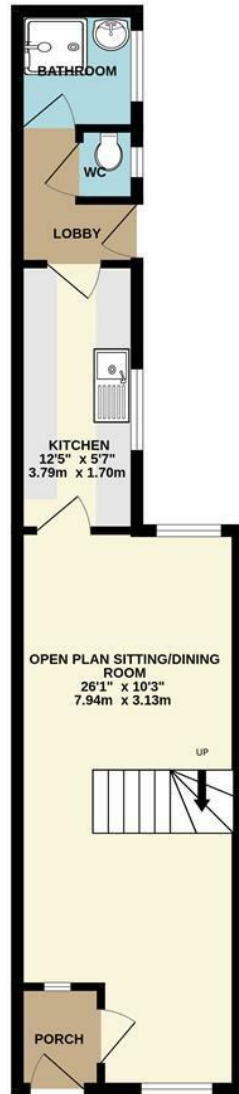
Mains Water: Yes

Mains Drainage: Yes

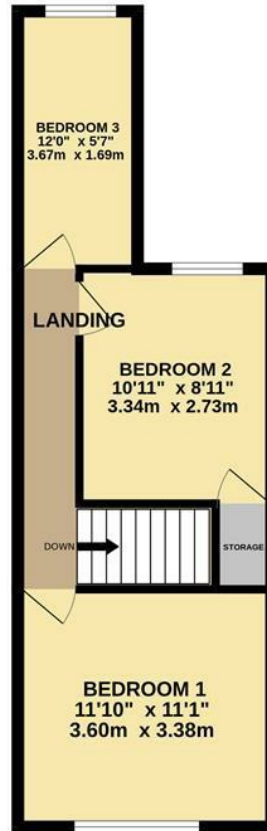
Broadband availability: Fibre to the Cabinet Broadband



GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



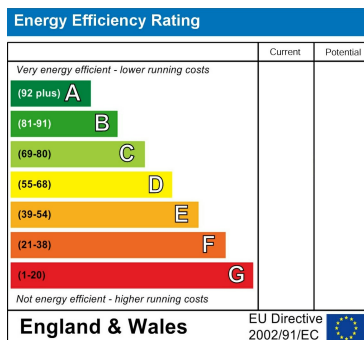
TOTAL FLOOR AREA : 778 sq.ft. (72.3 sq.m.) approx.

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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