

FREEHOLD



House - Terraced (EPC Rating:)

HUNTER ROAD, BELGRAVE, LEICESTER, LE4
5GH

Offers Over

£200,000



2 Bedroom House - Terraced located in Leicester

***** NO ONWARD CHAIN - UPGRADING WORKS REQUIRED - TWO BEDROOMS - POTENTIAL TO EXTEND (STPP) *****

Seths Estate Agents are pleased to bring to market this two-bedroom mid-terraced property located on Hunter Road in the popular Belgrave area of Leicester. Offered to the market with no onward chain, the property is in need of upgrading works throughout, presenting an excellent opportunity for buyers looking to add value and put their own stamp on a well-positioned home.

The property further benefits from potential to extend to the rear, subject to the necessary planning permissions.

To the rear, the property features a slabbed and lawned garden with a brick-built shed, enclosed by a brick-built perimeter.

Internally, the ground floor comprises a lounge, a sitting room, and a kitchen with access to the rear garden. To the first floor are two bedrooms and a family bathroom.

Contact Seths to arrange a viewing.

GROUND FLOOR

LOUNGE

11'2" x 10'10"

Carpeted flooring, double glazed window facing the front aspect, radiator, storage cupboard accommodating meters and consumer unit, door providing access to the sitting room and storage cupboard located under the stairs.

SITTING ROOM

12'0" x 10'11"

Carpeted flooring, radiator, double glazed window facing the rear aspect and door providing access to the kitchen.

KITCHEN

12'6" x 6'3"

Vinyl flooring, door providing access to the garden, base and eye-level units, stainless steel sink, gas-powered combination boiler and tiled walls.

FIRST FLOOR

LANDING

BEDROOM ONE

12'6" x 11'0"

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

BEDROOM TWO

12'2" x 9'4"

Carpeted flooring, radiator, double glazed window facing the rear aspect and storage cupboard located over the stairs.

BATHROOM

12'4" x 6'3"

Vinyl flooring, tiled walls, panelled bath, wash hand basin, toilet, double glazed window facing the rear aspect and radiator.

OUTSIDE

To the rear is a slabbed garden with a lawned area, enclosed by a brick-built border, together with a brick-built shed. There is potential to extend, subject to the necessary planning permissions.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: A (Leicester)

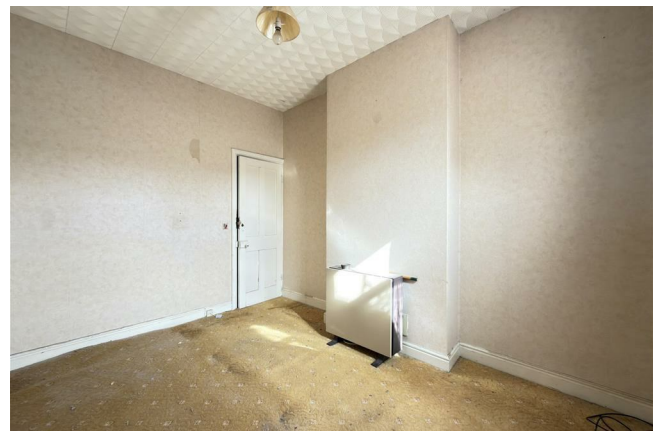
Council Tax Rate: £1,685.83

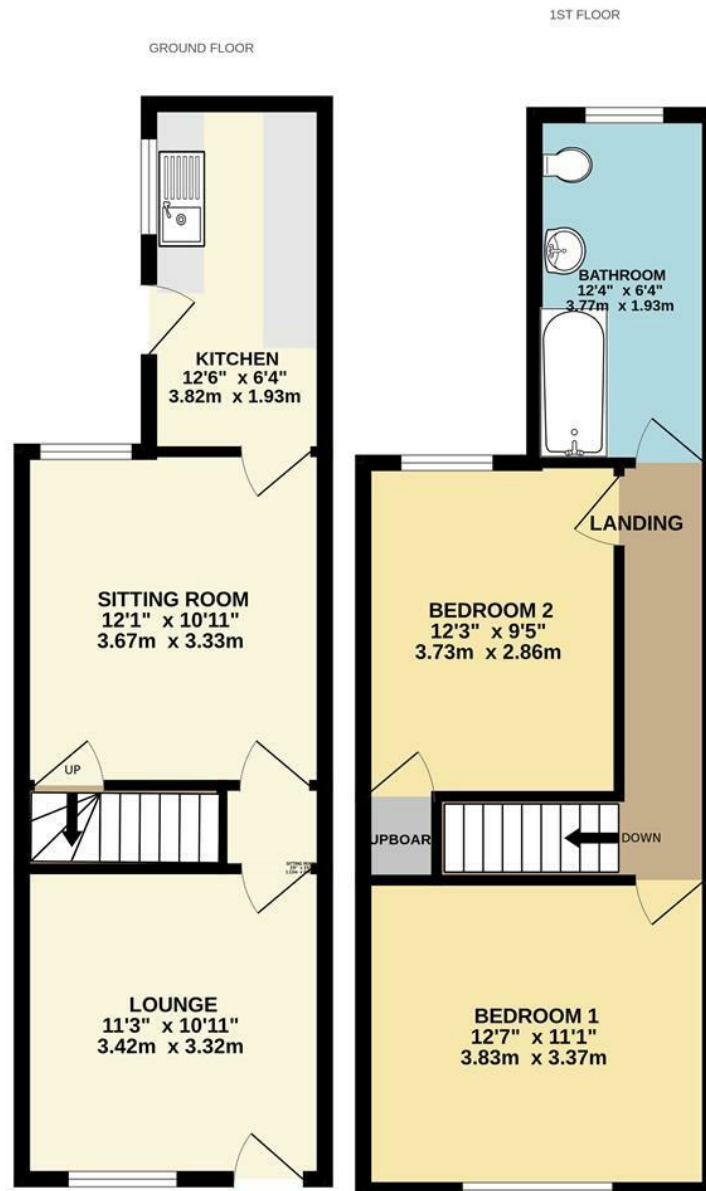
Mains Gas: Yes

Mains Electricity: Yes



Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband



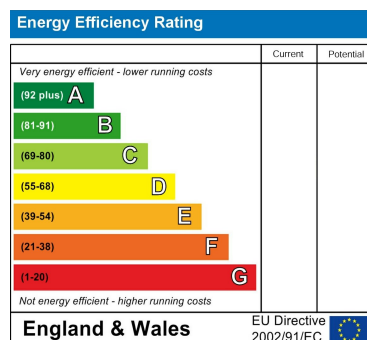


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

A

Energy Performance Graph



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