




SETHS
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Westbourne Street
Belgrave, Leicester

Offers Over £260,000
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***** IDEAL FOR FIRST TIME BUYERS -
POPULAR LOCATION *****

Seths are pleased to offer this three bedroom mid terraced house in this popular area of Belgrave situated within walking distance to Melton Road. The property briefly comprises; lounge, dining room, kitchen, ground floor bathroom, first floor landing leading to three bedrooms and a bathroom. There is a rear enclosed yard with a shed and access to the front. The property benefits from double glazing and central heating system.

Viewing is by appointment only.

GROUND FLOOR

LOUNGE 11' 7" x 10' 4" (3.55m x 3.17m)
Laminated flooring, gas fireplace, TV point, radiator, double glazed window facing front aspect.

DINING ROOM 14' 7" x 11' 0" (4.45m x 3.36m)
Laminated flooring, storage cupboard, storage room, gas fireplace, dining table, access to stairs, radiator, double glazed window facing rear aspect.

KITCHEN 10' 6" x 6' 0" (3.22m x 1.84m) Tiled flooring, partly tiled walls, base level units, eye level units, sink with drainer, free standing gas cooker with oven, fridge/freezer, washing machine, radiator, double glazed windows facing rear side.

LOBBY Tiled flooring.

SHOWER ROOM Fully tiled, w/c, wash hand basin, walk in shower, double glazed windows facing rear side.

FIRST FLOOR

LANDING Carpeted flooring, radiator.

BEDROOM 11' 11" x 11' 8" (3.65m x 3.58m)

Carpeted flooring, fitted cupboard, radiator, double glazed window facing front aspect.

BEDROOM 11' 4" x 9' 8" (3.46m x 2.96m)

Carpeted flooring, fitted cupboard, storage cupboard, radiator. double glazed window facing rear aspect.

SHOWER ROOM Fully tiled, w/c, wash hand basin, electric shower, double glazed window facing rear side.

BEDROOM 8' 11" x 6' 5" (2.73m x 1.96m) Wood flooring, radiator, double glazed window facing rear aspect.

OUTSIDE

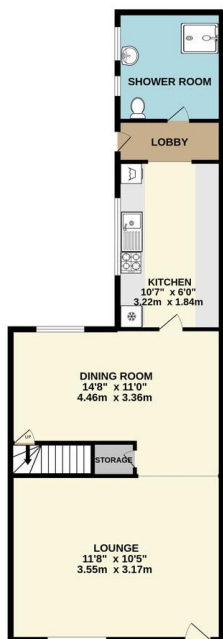
REAR Slabbed area, shed, access to front.

FREEHOLD

COUNCIL TAX BAND A



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans 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, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OFFICE
20 Loughborough Road
Leicester
LE4 5LD

OPENING HOURS
Mon-Fri: 9am-5:30pm
Sat: 10am-1pm

T: 0116 266 9977
E: sales@seths.co.uk
W: www.seths.co.uk

