



**Wand Street**

Belgrave, Leicester

**Price £250,000**

0116 266 9977  
[www.seths.co.uk](http://www.seths.co.uk)

Seths are pleased to present this mid terraced house situated in this popular area of Belgrave situated within walking distance to Melton Road.

Briefly the accommodation comprises of a lounge, dining room, kitchen downstairs bathroom, three bedrooms and an upstairs w/c. The property benefits from gas fired central heating, double glazed windows and a rear yard.

Viewing is by appointment only.

#### GROUND FLOOR

LOUNGE 11' 2" x 11' 1" (3.41m x 3.40m) Laminated flooring, storage cupboard, radiator, double glazed window facing front aspect.

DINING ROOM 11' 4" x 11' 2" (3.47m x 3.41m) Laminated flooring, fireplace, radiator, access to stairs, double glazed window facing rear aspect.

KITCHEN 12' 4" x 6' 2" (3.76m x 1.89m) Freestanding gas cooker with oven, sink with drainer, base level units, eye level units, fridge/freezer, washing machine, double glazed window facing rear aspect.

LOBBY Storage cupboards, radiator, door to rear, double glazed window facing rear aspect.

BATHROOM Tiled walls, w/c, wash hand basin, bathtub with electric shower, radiator, extractor fan, double glazed window facing rear aspect.

#### FIRST FLOOR

LANDING Carpeted flooring, radiator.

BEDROOM 11' 3" x 11' 8" (3.45m x 3.58m) Carpeted flooring, fitted cupboard, radiator, double glazed window facing front aspect.

BEDROOM 11' 4" x 8' 11" (3.47m x 2.72m) Carpeted flooring, storage cupboard, fitted cupboard, radiator, double glazed window facing rear aspect.

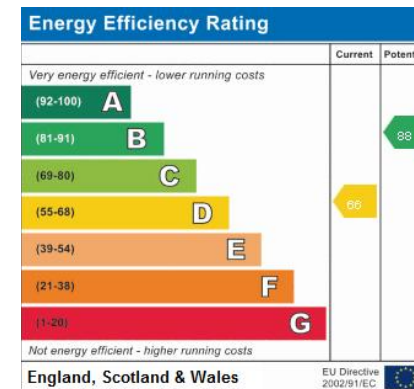
W/C Tiled flooring, w/c, wash hand basin, double glazed window facing rear aspect.

BEDROOM 9' 3" x 6' 3" (2.84m x 1.91m) Carpeted flooring, radiator, double glazed window facing rear aspect.

#### OUTSIDE

REAR Slabbed area, surrounded by fencing, access to front.

#### FREEHOLD



**Belgrave Office**  
20 Loughborough Road  
Leicester  
LE4 5LD

**Opening Hours**  
Mon-Fri: 9am – 5:30pm  
Sat: 10am - 1pm

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