

NULL



House - Terraced

# BURFIELD STREET LEICESTER LE4 6AN

## £260,000

### FEATURES

- Three Bedrooms
- Ideal For First Time Buyers
- Double Glazed
- Lounge
- Terraced Property
- Excellent Condition
- Gas Central Heating
- Sitting Room



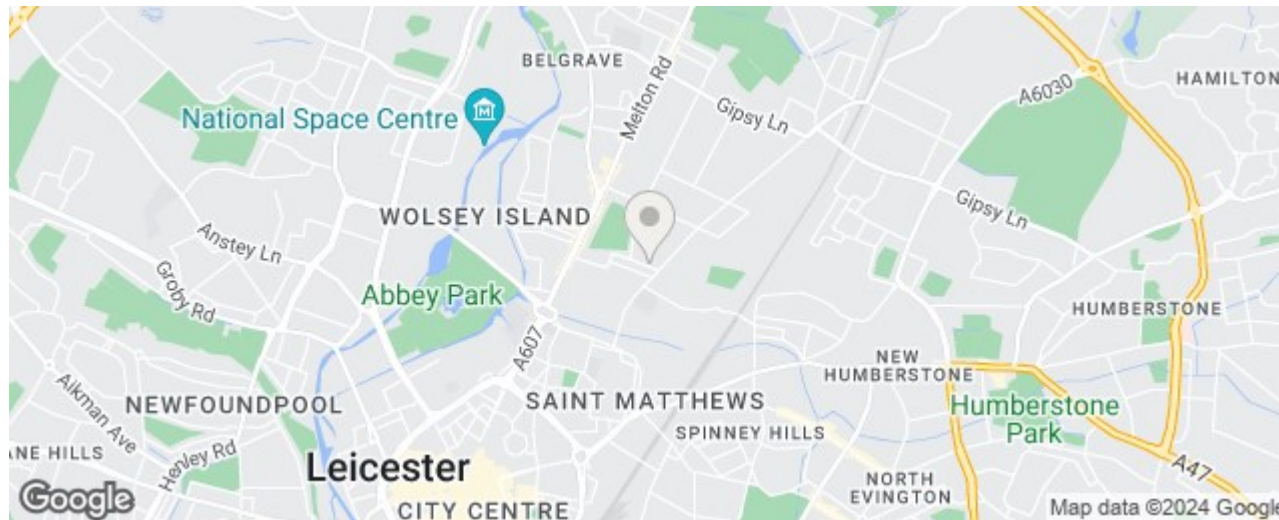
 **SETHS**

# 3 Bedroom House - Terraced located in Leicester

\*\*\* IDEAL FOR FIRST TIME BUYERS - THREE BEDROOM TERRACED HOUSE \*\*\*

Introducing this superb three-bedroom terraced house, perfectly suited for first-time buyers. Situated on Burfield Street in the popular Belgrave area. The ground floor features a comfortable lounge, a spacious sitting room, a well-appointed kitchen, and a convenient bathroom. Upstairs, you'll find access to three bedrooms. Don't miss this exceptional opportunity to acquire a three-bedroom residence in the heart of Belgrave.

Please don't hesitate to contact Seths to register your interest and schedule a viewing.



Call us on

0116 266 9977

[sales@seths.co.uk](mailto:sales@seths.co.uk)

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

Council Tax Band

A

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

