

FREEHOLD



House - Terraced (EPC Rating: F)

Gipsy Road, Belgrave, Leicester, LE4 6QJ

Offers Over :

£230,000

 SETHS

 2  1  2  F

# 2 Bedroom House - Terraced located in Leicester

\*\*\* BELGRAVE - TWO BEDROOMS - OPEN PLAN LIVING - GARDEN \*\*\*

Seths Estate Agents are pleased to offer this charming 2-bedroom terraced home located on Gipsy Road, Belgrave.

The property features a spacious lounge with laminate flooring, a double-glazed window, and a handy storage cupboard. The adjoining sitting room also offers laminate flooring, a radiator, and access to the kitchen via an open-plan design. The modern kitchen is equipped with a gas burner, extractor, integrated oven, and space for both a washing machine and dryer, with access to the garden through a UPVC door.

Upstairs, the first-floor landing leads to two well-sized bedrooms, both carpeted with double-glazed windows. The bathroom is fitted with vinyl flooring, a polyvinyl bathtub, a toilet, and a wash basin.

This property also boasts front and rear gardens, making it an ideal family home with potential for further improvement. Early viewing is highly recommended!

## LOUNGE

11'5" x 10'10"

Features laminate flooring, a radiator, and a double-glazed window facing the front aspect. There is a storage cupboard providing access to the consumer units, gas meter, and electric meter. Open access to the sitting room, with an additional storage cupboard located under the stairs.

## SITTING ROOM

11'10" x 10'9"

Laminate flooring, stairs leading to the first floor, radiator, and a double-glazed window facing the rear aspect. Access into the kitchen.

## KITCHEN

11'10" x 5'9"

Tiled flooring with partially tiled walls, radiator, and a UPVC door allowing access to the garden. There is plumbing available for a washing machine, space for a dryer, and integrated appliances including a gas burner with extractor, stainless steel sink, integrated oven, and extractor over.

## FIRST FLOOR

### LANDING

Carpeted flooring providing access to all rooms on the first floor.

### BEDROOM ONE

12'5" x 11'5"

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

### BEDROOM TWO

11'11" x 9'5"

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

### BATHROOM

Vinyl flooring, standing radiator, storage cupboard, panelled ceilings, polyvinyl bathtub, partially panelled walls, toilet, wash hand basin, and a double-glazed window facing the side aspect.

### OUTSIDE

At the rear, the property features an ample-sized block paved garden for easy maintenance, and the potential to extend subject to planning, brick built border secluded the rear garden, a storage shed, and a wooden gate allows access to a shared passage leading to the front of the property.

### FREEHOLD

### COUNCIL TAX BAND - A

### ADDITIONAL INFORMATION

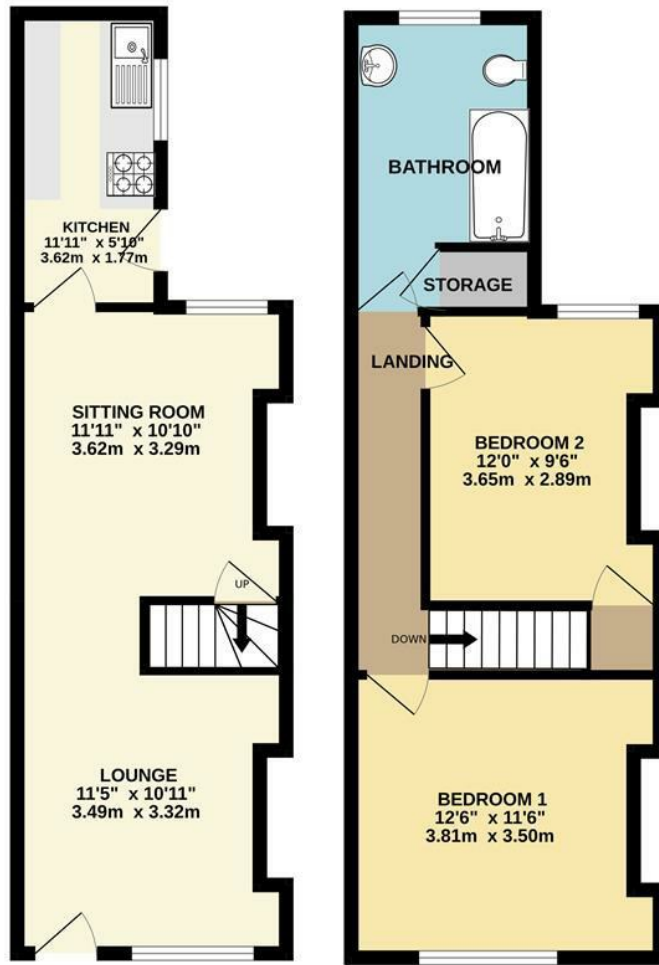










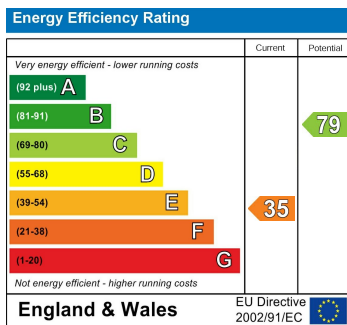


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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