



Wand Street

Belgrave, Leicester

Price £215,000

0116 266 9977
www.seths.co.uk

***** POPULAR LOCATION - NO CHAIN *****

Mid Terraced situated in the popular Belgrave area.

The property benefits from lounge, dining room, kitchen, shower room and separate w.c. located on the ground floor and three bedrooms. The property benefits from gas fired central heating, PVCu double glazing and a rear yard.

***** IDEAL FOR FIRST TIME BUYERS & INVESTORS *****

GROUND FLOOR

LOUNGE 13' 1" x 10' 11" (3.991m x 3.337m) PVCu double glazed window to front aspect, carpeted and radiator.

DINING ROOM 11' 8" x 10' 11" (3.574m x 3.334m) Staircase off, carpeted and radiator.

EXTENDED KITCHEN 10' 08" x 5' 11" (3.25m x 1.8m) Fitted kitchen with base level cupboards and drawers having round edged worktops over, wall mounted eye level cupboards, 1 & ½ bowl sink with drainer and mixer, gas point for cooker, plumbing for washing machine, space for fridge freezer, radiator and PVCu double glazed window to rear aspect.

LOBBY AREA PVCu double glazed door to garden area and door to:

SHOWER ROOM Walk in shower, pedestal wash hand basin, majority tiled walls and PVCu double glazed window to rear aspect.

SEPARATE W.C Close coupled w.c. and PVCu double glazed window to rear aspect.

FIRST FLOOR

LANDING Carpeted and access to loft space.

BEDROOM 1 12' 5" x 11' 9" (3.801m x 3.582m) PVCu double glazed window to front aspect, carpeted and radiator.

BEDROOM 2 11' 11" x 9' 7" (3.645m x 2.924m) PVCu double glazed window to rear aspect, carpeted, fitted cupboard and radiator.

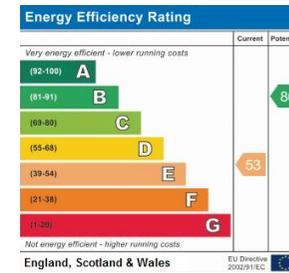
BEDROOM 3 12' 0" x 6' 0" (3.680m x 1.835m) PVCu double glazed window to rear aspect, carpeted and radiator.

OUTSIDE

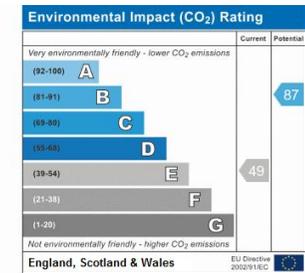
REAR Slabbed patio area and gated access to front.



TOTAL FLOOR AREA: 822 sq. ft. (76.3 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floor, ceiling, wall and room dimensions are approximate and not guaranteed. The purchaser should verify the accuracy of the measurements and dimensions of the property before completion of the purchase. The floor area is measured in accordance with the Royal Institution of Chartered Surveyors (RICS) Code of Practice for Residential Valuations, 1st Edition, 2005.



Reference:
Ward Street Leicester



Belgrave Office
20 Loughborough Road
Leicester
LE4 5LD

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

Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not constitute part or all of an offer or contract. 3. All descriptions, floor plans and dimensions contained herein are approximate and given in good faith, without any responsibility; any intending purchaser must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 4. Seths have not tested the appliances, services and specific fittings; any intending purchaser must satisfy himself by inspection, independent advice or otherwise. 5. No person in the employment of Seths has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. All offers placed need to be qualified by Seths or one of their advisors before being passed onto the Vendors. Intending purchaser will be asked to produce proof of funds and identification documents in order to comply with the Money Laundering Regulations 2003.



RICS

