

FOR SALE
Harrison Road
Belgrave
Leicester LE4 6BQ



ASKING PRICE: £220,000

- A Well Presented Terrace Family Home
- Reception Rooms & Kitchen
- Rear Enclosed Garden With 2 Out Houses
- Sought After Area Of Belgrave
- 2 Bedrooms & Bathroom
- Ideal For Families



Location

This property is located on Harrison Road, in the highly sought after area of Belgrave. The property benefits from being in close proximity to an array of shops, eateries, schools, recreational facilities, places of worship and much more. The area is serviced by frequent bus links to and from areas of Leicester.

Description

A superb terrace property ideal for families, briefly comprising; 2 reception rooms, kitchen, 2 bedrooms and family bathroom. Externally, a rear enclosed garden with a private and sunny outlook comprising of 2 out houses.

Accommodation

All measurements are approximate:

Reception Room 1 - 11' 5" x 10' 7" (3.48m x 3.22m)

Double glazed door to front, double glazed window to front, radiator, power point, pendant light fitting.

Reception Room 2 - 14' 7" x 10' 7" (4.44m x 3.22m)

Double glazed window to rear, fireplace, built in cupboard under stairs, stairs to first floor, radiator, power points, pendant light fitting,

Lobby

Door to side leading to rear garden.

Kitchen - 12' 0" x 4' 1" (3.65m x 1.24m)

Double glazed window to side, wall mounted units, base units and drawers, tile splashback surrounds, stainless steel sink with hot and cold taps, four burner gas hob, oven, plumbing for washing machine, power points, pendant light fitting.

Landing

Access to loft.

Bedroom 1 - 12' 2" x 11' 9" (3.71m x 3.58m)

Double glazed window to front, radiator, power points, pendant light fitting.

Bedroom 2 - 9' 7" x 11' 5" (2.92m x 3.48m)

Double glazed window to rear, built in cupboards, radiator, power points, pendant light fitting.

Bathroom - 12' 1" x 5' 8" (3.68m x 1.73m)

Double glazed window to rear, tile splashback surrounds, panelled bath with shower over, low level WC, wash hand basin with hot and cold mixer tap, vanity mirror, radiator, light fitting.

Outside

Rear enclosed garden with two out houses.

Tenure

Freehold.

EPC

Pending.

Council Tax

The property falls within Band A.

Services

The services, fittings, and appliances (if any) have not been tested by the agents.

Local Authority

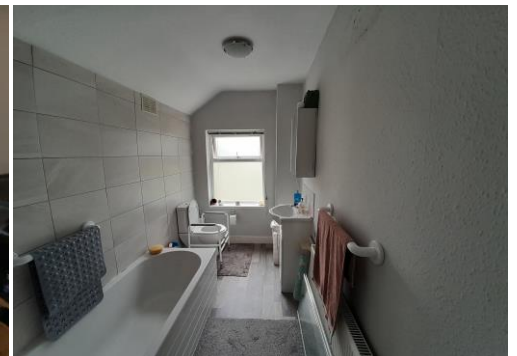
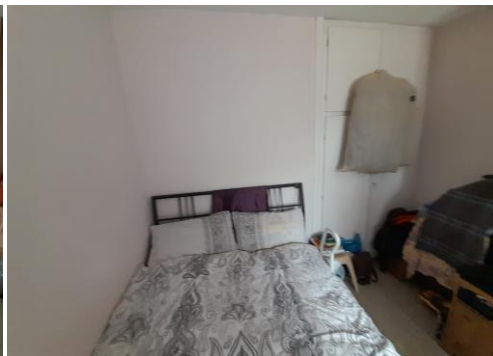
Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

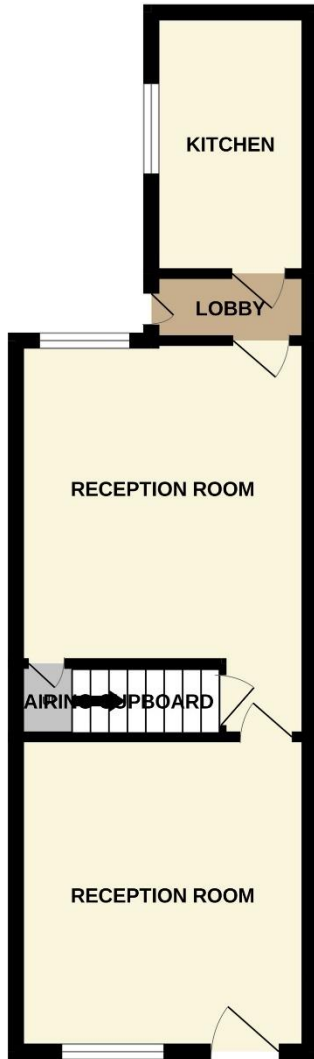
85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

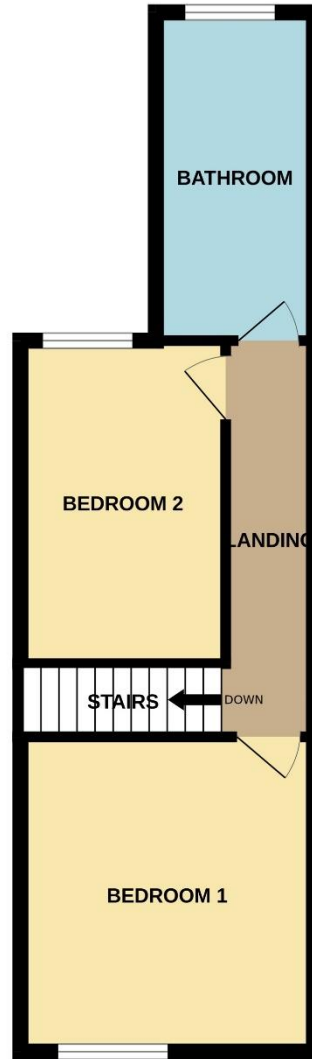
Email: info@shonkibrothers.com



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

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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The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

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REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

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