# FOR SALE

## PRICE: £269,950

Rightway Estate Agents are pleased to offer this immaculate 3/4 bedroom property located in the highly sought after area of Belgrave.



## 34 ROSS WALK, BELGRAVE

## LEICESTER, LE4 5HH

Details in brief:

- Lounge, Dining room
- 3 bedrooms
- Down stairs shower room with w/c
- Immaculate Fitted Kitchen
- Attic room/ 4th bedroom with roof light and heating and carpet
- Upstairs w/c with wash basin
- Superb condition, fully centrally heated with new Worcester boiler, Fully double glazed
- Viewing highly recommend.

# Full details

- Entrance Porch
- Lounge – 3.97m X 4.61m
- Double doors leading to dining room: 3.96m X 3.42m
- Kitchen – 5.36m X 3.36m

Comprises: Tiled flooring
New Units
Tiled wall
Spacious worktops
Utility area
Boiler cupboard - (Worcester boiler)

- Storage Area – 2.65m X 0.85m
- Ground Floor shower room: 2.64m X 1.39m
- Outside paved garden – low maintenance



Kitchen



Dining room

First Floor

- Bedroom 1 – 3.72m X 3.97m
- Bedroom 2 – 3.09m X 3.63m
- Bedroom 3 - 2.11m X 2.65m
- Separate w/c with wash basin.



Bedroom 1



Family shower room

Stairs leading to:

- Attic room/ bedroom 4 – skylight/ carpeted with central heating



Attic room

TO VIEW:
Call **Rightway Estate Agents Ltd**
**101 Harrison Road**
**LE4 6JT**
**0116 319 5575**
Email:
**info@rightwayestateagents.co.uk**

- All measurements are approximate and do not constitute or form part of any offer or any contract and none is to be relied upon as statements or representation or fact. All measurements have been taken as a guide to prospective buyers only and are not precise.
- If you require clarification on any points please contact us.