FREEHOLD







Flat (EPC Rating: D)

Southfields Drive, Leicester, LE2 6QT

Offers Over

£220,000

SETHS

4 2 2 D

4 Bedroom Flat located in Leicester

***** SHOP WITH TERRACED HOUSE - INVESTMENT OPPORTUNITY - UPGRADING WORKS *****

Seths Estate Agents are pleased to bring to market this unique investment opportunity comprising a shop with an adjoining terraced house located on Southfields Drive in Eyres Monsell, Leicester. In need of upgrading works throughout and offered to the market with no onward chain, this is a compelling proposition for investors and developers looking to acquire a versatile mixed-use property with genuine potential.

To the rear, the property features an ample sized slabbed garden with two brick-built sheds, enclosed by a brick-built perimeter, with potential to extend, subject to the necessary planning permissions.

The shop briefly comprises a shop front with access to a cellar, a lobby with WC, sink, and shower cubicle, and a utility room with access to the rear garden.

The adjoining terraced house is arranged across two floors, comprising an entrance, a lounge, a sitting room with access to the rear garden, and a well-appointed kitchen on the ground floor. To the first floor are four bedrooms, a family bathroom, and a landing with storage.

Contact Seths to arrange a viewing.

GROUND FLOOR

COMMERCIAL

SHOP FRONT
19'0" x 10'1"
Tiled flooring, double-glazed window to the front aspect. Accessed via a door from outside. Provides access to the cellar and lobby.

CELLAR
Accessed from the shop front. Provides useful storage space.

LOBBY
Includes WC, base-level unit, stainless steel sink and standing shower cubicle. Provides access to the utility room.

UTILITY ROOM
14'1" x 8'8"
Vinyl flooring, partially tiled walls. Door providing access to the rear garden.

RESIDENTIAL

ENTRANCE

LOBBY
7'10" x 6'2"
Stairs leading to the first floor, double-glazed window to the front aspect.

LOUNGE
11'9" x 8'6"
Laminate flooring, double-glazed window to the front aspect. Provides access to the sitting room.

SITTING ROOM
11'8" x 9'4"
Laminate flooring, double-glazed window to the rear aspect. Door providing access to the rear garden.

KITCHEN
11'10" x 9'6"
Laminate flooring, base and eye-level units, four-ring gas hob with integrated extractor over, stainless steel sink, partially tiled walls, double-glazed window to the rear aspect. Door providing access to the rear garden.

FIRST FLOOR

LANDING
11'1" x 10'9"
Carpeted flooring, radiator, storage cupboard over the stairs, double-glazed window to the front aspect.



BEDROOM ONE
11'0" x 9'9"
Carpeted flooring, double-glazed window to the front aspect. Provides access to the office, Separated by stud wall

BEDROOM FOUR
9'7" x 7'0"
Vinyl flooring, double-glazed window to the rear aspect.

BEDROOM TWO
11'6" x 10'5"
Carpeted flooring, radiator, double-glazed window to the rear aspect.

BEDROOM THREE
10'9" x 10'5"
Vinyl flooring, radiator, double-glazed window to the rear aspect.

BATHROOM
Tiled flooring, partially panelled walls, panelled bath, wash hand basin, WC.

OUTSIDE
To the rear, the property benefits from an ample sized garden with potential to extend, subject to planning permission, comprising a slabbed rear garden with two brick-built sheds, secluded by a brick-built perimeter.

FREEHOLD

COUNCIL TAX BAND - B

BUSINESS RATES - £3,700

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: D
Council Tax Band: B (Leicester)
Council Tax Rate: £1,966.81
Business Rates: £3,700.00
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband











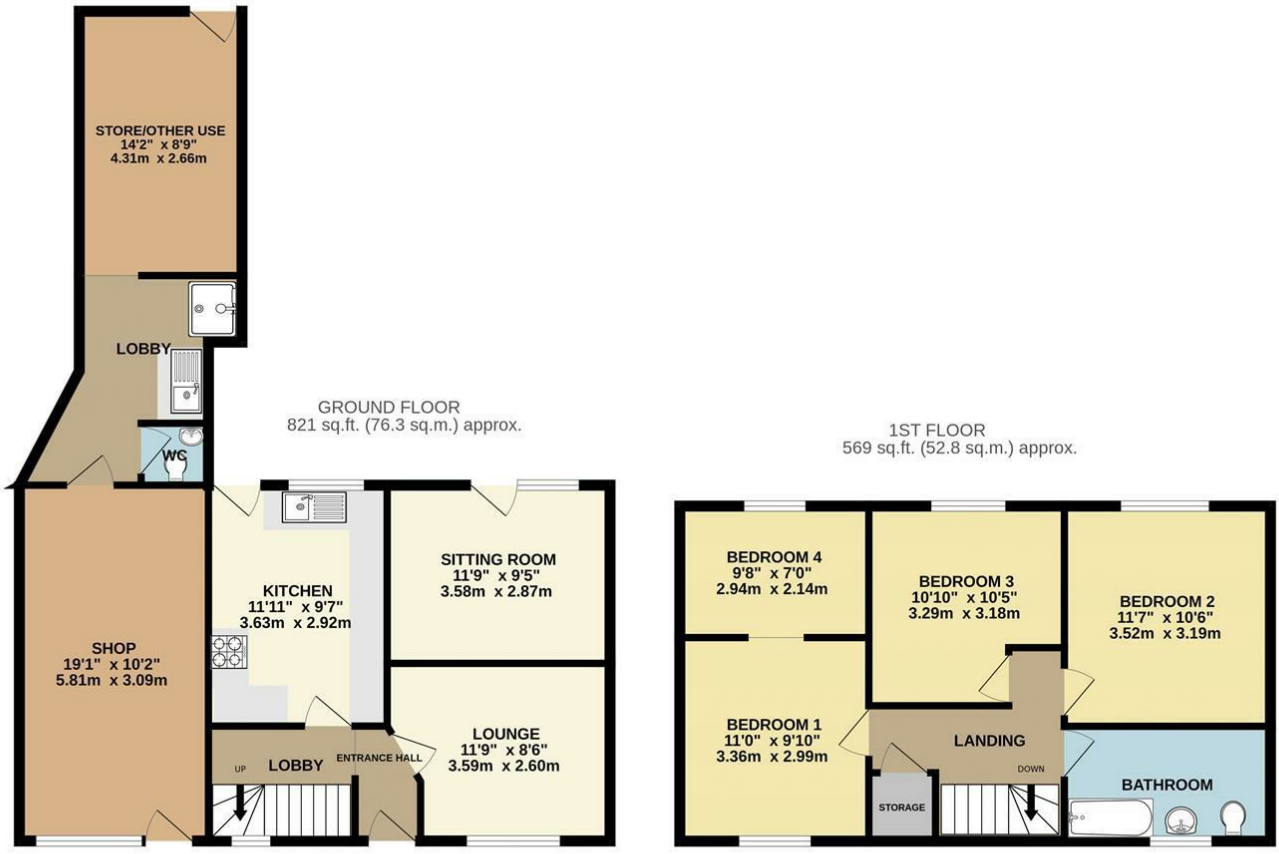

TOTAL FLOOR AREA : 1390 sq.ft. (129.1 sq.m.) approx.

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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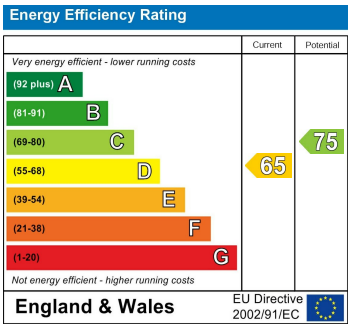
Council Tax Band

Energy Performance Graph



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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.

SETHS