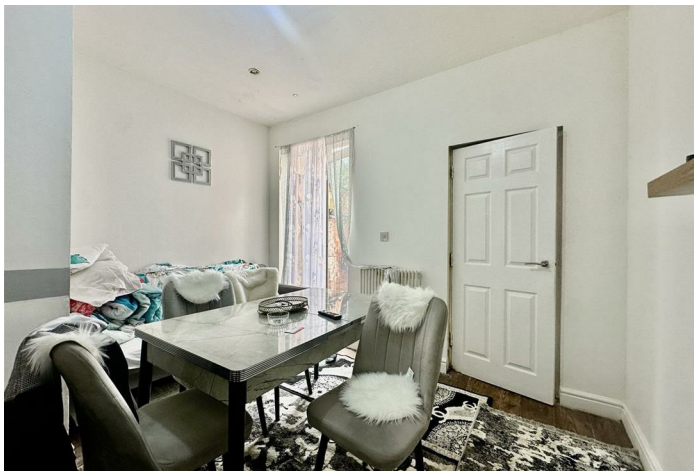


FREEHOLD



House - Terraced (EPC Rating: C)

MARFITT STREET, LEICESTER, LE4 6RP

Offers Over:

£220,000

 SETHS



# 2 Bedroom House - Terraced located in Leicester

\*\*\* IDEAL INVESTMENT OPPORTUNITY - BELGRAVE - TWO SELF CONTAINED FLATS \*\*\*

Seths are pleased to present this terraced property on Marfitt Street has been thoughtfully converted into two self-contained flats, offering a promising investment opportunity.

**Ground Floor Flat:** Accessed from the front, this flat features a bay-fronted bedroom, a spacious lounge area, a well-equipped kitchen, and a shower room.

**First Floor Flat:** Accessible via a shared passage at the side, this flat includes a bedroom, a kitchen diner, a separate lounge, and a bathroom.

Both flats are currently let, with the Ground Floor Flat achieving £550 per month and the First Floor Flat achieving £595 per month.

Contact Seths Today to Arrange a Viewing 0116 266 9977

## GROUND FLOOR FLAT

### BEDROOM

11'3" x 11'1"

Laminate flooring, bay-fronted double-glazed window facing the front aspect, storage cupboard (accommodating gas and electric meters), spotlighting. Open access into the second reception room.

### LOUNGE

11'8" x 11'1"

Laminate flooring, radiator, double-glazed window facing the rear aspect, door leading to the kitchen.

### KITCHEN

9'5" x 6'0"

Tiled flooring, radiator, base and eye-level units, integrated gas burner with oven and extractor over, double glazed window facing the side aspect, stainless steel sink, gas-powered combination boiler

### BATHROOM

Tiled walls, double-glazed window facing the side aspect, wash hand basin, toilet.

## FIRST FLOOR FLAT

### ENTRANCE HALL/LANDING

Carpeted stairs lead to the first floor, Landing features, and laminate flooring, provide access to all rooms on the first floor.

### KITCHEN

13'0" x 11'3"

Laminate flooring, radiator, space for a fridge, base and eye-level units, stainless steel sink, plumbing for a washing machine, integrated gas burner with oven and extractor over, partially tiled walls, spotlighting access to bathroom.

### BATHROOM

Vinyl flooring, standing radiator, wash hand basin with unit, toilet, standing shower unit with electric shower, spotlighting, tiled walls.

### LOUNGE

11'3" x 9'11"

Laminate flooring, storage cupboard located over the stairs, spotlighting, radiator, double-glazed window facing the rear aspect.

### BEDROOM

12'4" x 6'1"

Laminate flooring, double glazed windows facing the side and rear aspects, radiator, spotlighting.

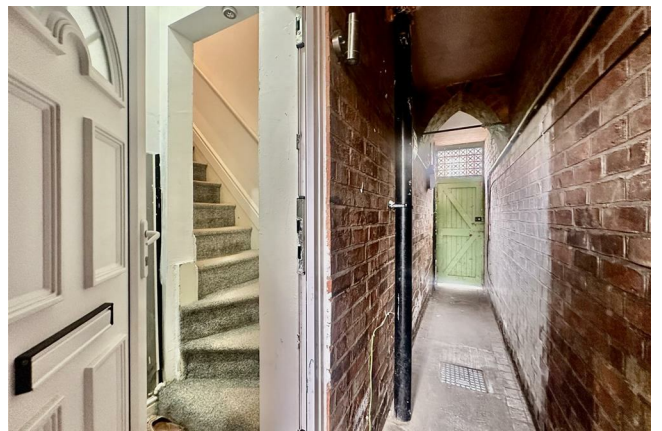
### OUTSIDE

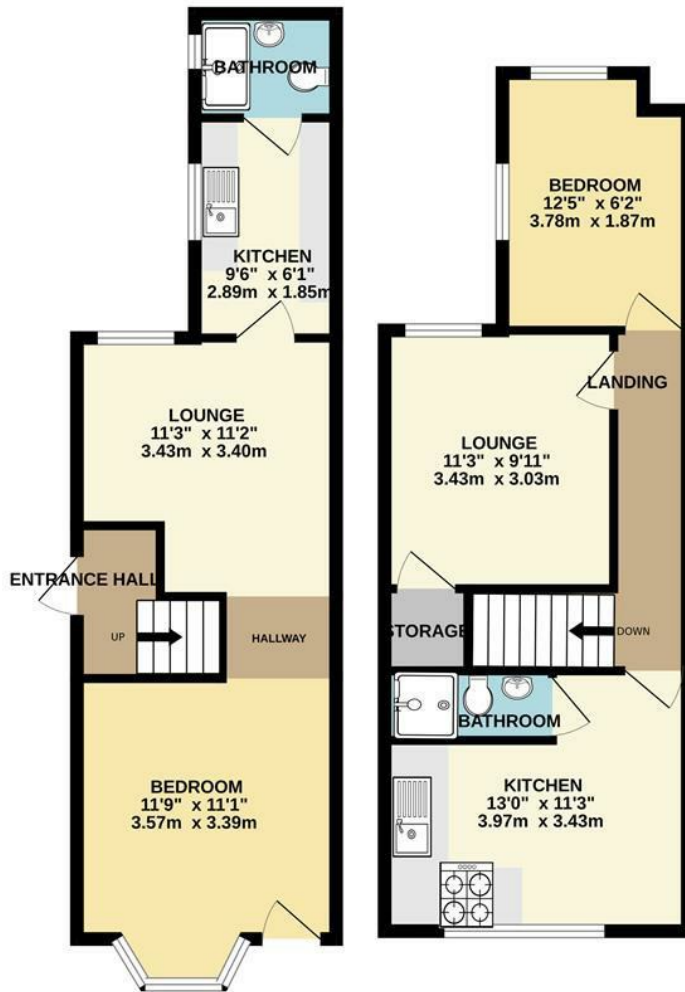
Communal Garden: Secluded by a brick border. first floor flat is accessed via a wooden gate at shared passage located at the side of the property,

### 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

Call us on  
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[sales@seths.co.uk](mailto:sales@seths.co.uk)  
[www.seths.co.uk](http://www.seths.co.uk)

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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.