FREEHOLD

House - Terraced (EPC Rating: E)

MACDONALD ROAD, BELGRAVE, LEICESTER, LE4 5HD

PRICE:

£250,000

SETHS

2 1 2 E

2 Bedroom House - Terraced located

***** INVESTMENT OPPORTUNITY - BELGRAVE - GROUND FLOOR SHOP - TWO BEDROOM FLAT *****

This corner-terraced property offers a versatile investment opportunity, currently operating as a ground-floor shop alongside a three-bedroom residential accommodation.

Shop:
Laminate flooring, front and side windows, small room and changing area, with under-stair storage housing the electric meter.

Residential:
Accessed via UPVC door into a laminate-floored entrance hall with stairs to the first floor. Lounge has a double glazed front window, storage cupboard, and radiator. Kitchen/diner features tile flooring, storage, space for appliances, gas boiler, and access to the rear garden with shed and outdoor toilet.

Upstairs:
Landing with loft access, two bedrooms with laminate flooring and double glazing, plus a bathroom with tile flooring, polyvinyl bathtub, and electric shower.

An ideal opportunity for investors or those seeking a property with both residential and commercial potential. Contact Seths Estate Agents to arrange a viewing.

GROUND FLOOR

SHOP
13'1" x 11'4"
Laminate flooring, window facing the front aspect, window facing the side aspect, base level unit, door allowing access into a room/changing area. access to a understairs storage area which stores the electric metres for the property

FLAT

ENTRANCE HALL
11'8" x 5'6"
Laminate flooring, radiator, access allowed via a UPVC door, stairs leading to the first floor, and access into the lounge.

LOUNGE
15'10" x 10'11"
Double glazed window facing the front aspect, laminate flooring, storage cupboard accommodating the gas meter, radiator.

KITCHEN
12'7" x 6'7"
Tile flooring, partially tiled walls, storage cupboard, space for a fridge, dining area, gas powered combination boiler, base and eye-level units, UPVC door allowing access into the garden, stainless steel sink, plumbing and space available for a washing machine, gas supply and space for a cooker, double glazed window facing the right aspect, radiator.

FIRST FLOOR

LANDING
Laminate flooring, radiator, double glazed window facing the front aspect, allowing access to all rooms on the first floor, with a hatch allowing access to the loft.

BEDROOM ONE
13'10" x 11'8"
Laminate flooring, double glazed windows facing the front and side aspects, radiator, storage cupboard.

BEDROOM TWO
13'3" x 10'11"
Laminate flooring, radiator, double glazed window facing the side aspect.

TOILET
Vinyl flooring, partially tiled walls, double glazed window facing the rear aspect.

OUTSIDE

BATHROOM
Tile flooring, radiator, wash hand basin, polyvinyl bathtub with electric shower, double glazed window facing the right aspect.

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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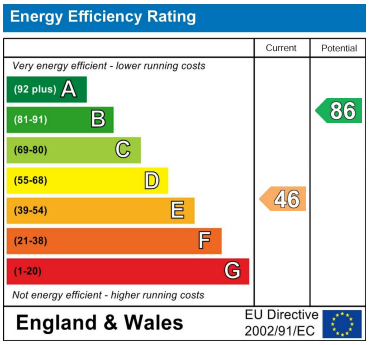
Council Tax Band

A

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