

FREEHOLD



House - Terraced (EPC Rating: D)

WOODGREEN ROAD, OFF GIPSY LANE, LEICESTER, LE4 9UD

Guide Price

£165,000



4 Bedroom House - Terraced located in Leicester

*** INVESTMENT OPPORTUNITY - OFF GYPSY LANE *** Mid terraced property converted into TWO FLATS.

RENTAL INCOME COMBINED £1150.00 PER CALENDAR MONTH.

The Ground Floor Flat comprises, entrance hall, OPEN PLAN LOUNGE/ KITCHEN, two bedrooms, bathroom and a separate w/c. The First Floor Flat comprises, OPEN PLAN LOUNGE / KITCHEN / DINER, two bedrooms and a family bathroom. Both flats benefit from gas central heating.

This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

GROUND FLOOR FLAT

ENTRANCE HALL

Carpeted flooring, radiator.

BEDROOM

14'10" x 9'11"

Carpeted flooring, radiator, window facing front aspect.

BEDROOM

13'11" x 7'2"

Carpeted flooring, radiator, window facing front aspect.

OPEN PLAN LOUNGE/KITCHEN

20'9" x 13'4"

Part Carpeted flooring, part tiled floors and walls, space for American fridge/freezer, two radiators, base level units, eye level units, free standing gas cooker with oven, washing machine, sink with drainer, storage cupboard, window facing rear aspect.

BATHROOM

Part tiled walls, bathtub with electric shower, wash hand basin, w/c.

LOBBY

W/C

W/C, wash hand basin, radiator, window facing rear aspect.

FIRST FLOOR FLAT

LANDING

Two storage cupboards.

BEDROOM

10'5" x 7'5"

Carpeted flooring, TV point, radiator, double glazed window facing front aspect.

BATHROOM

Fully tiled, bathtub with electric shower, w/c, wash hand basin, radiator, extractor fan, double glazed window facing rear aspect.

OPEN PLAN LOUNGE/DINER/KITCHEN

16'2" x 13'0"

Laminated flooring, TV point, radiator, fridge/freezer, space for dining table, integrated gas cooker with oven, sink with drainer, washing machine, base level units, eye level units, double glazed window facing rear aspect.

BEDROOM

13'0" x 10'6"

Laminated flooring, radiator, double glazed window facing front aspect.

FREEHOLD

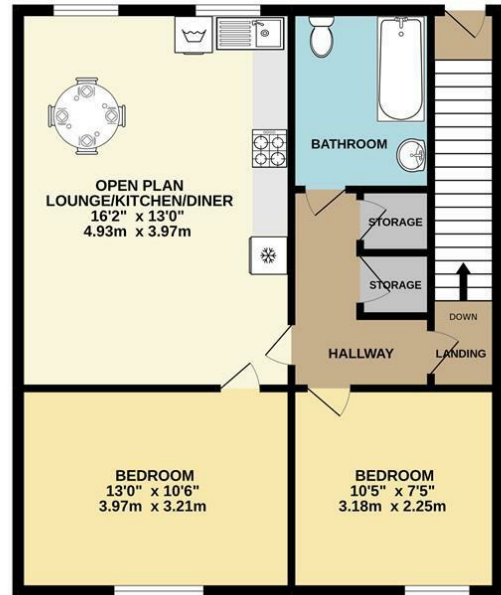
BOTH FLATS COUNCIL TAX BAND A



GROUND FLOOR



1ST FLOOR

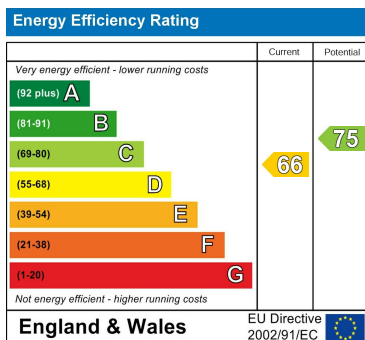


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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