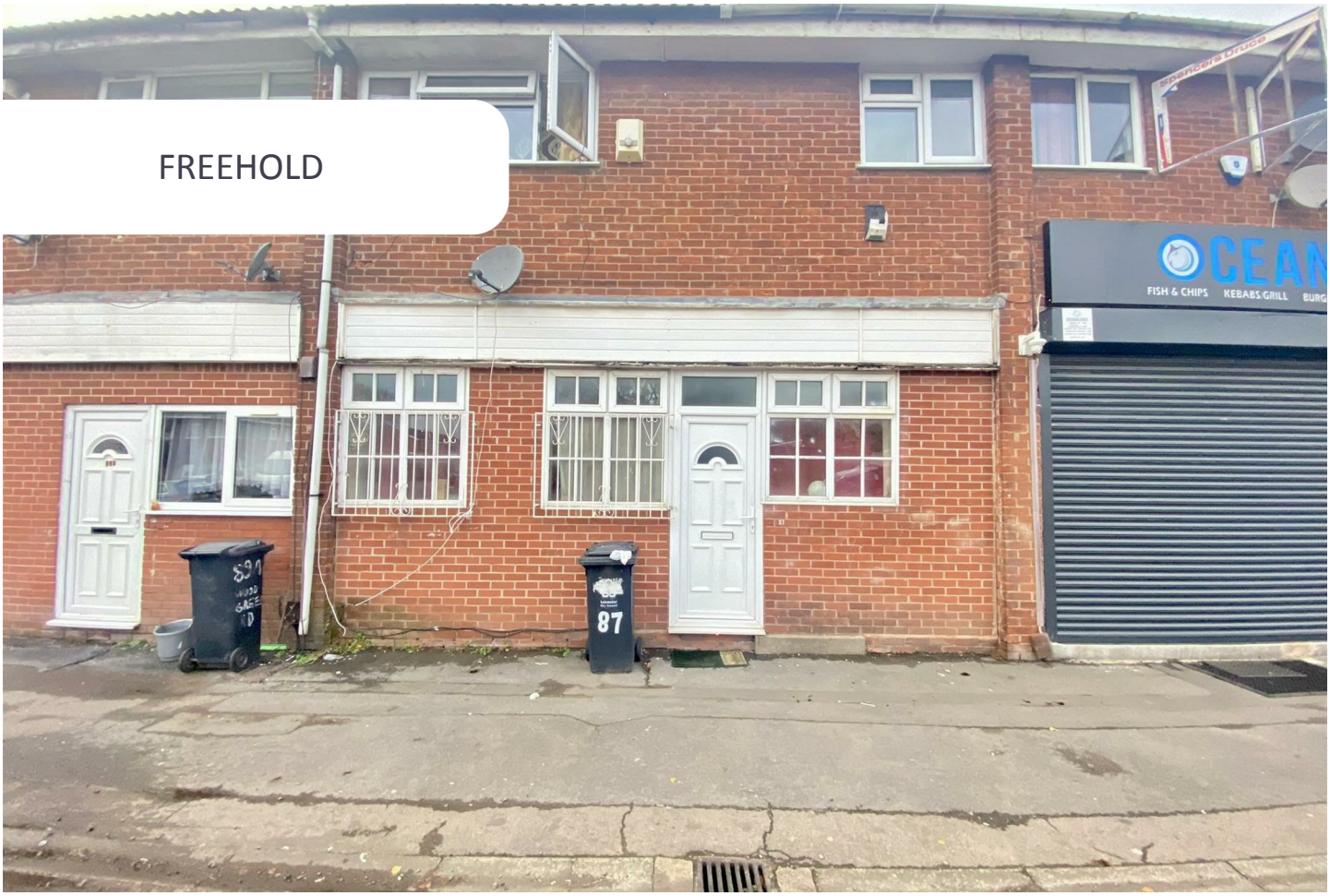
FREEHOLD



House - Terraced (EPC Rating: D)

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

# £235,000

SETHS

4 2 2 D

# 4 Bedroom House - Terraced located in Leicester

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

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.

RENTAL INCOME COMBINED £1150.00 PER CALENDAR MONTH.

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## 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.

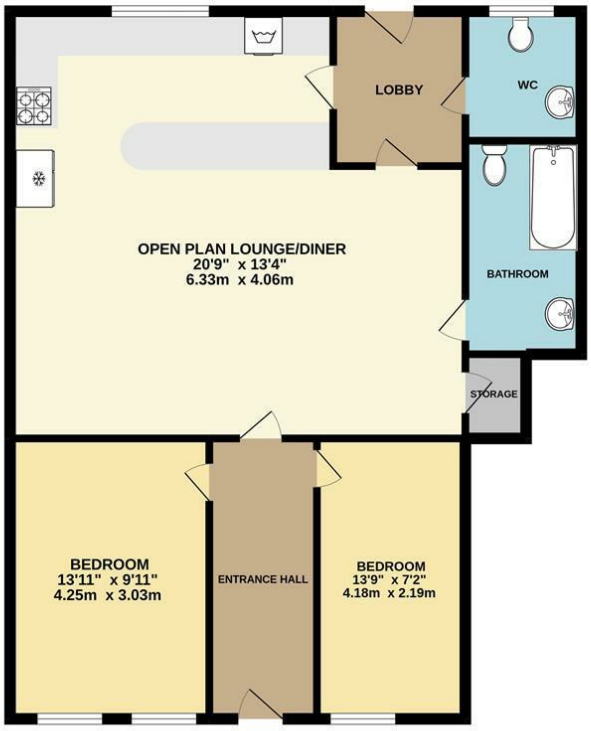
### OPEN PLAN LOUNGE/DINER/KITCHEN
16'2" x 13'0"
Laminated flooring, TV point, radiator, fridge/freezer, space for dining table, integrated gas cooker with oven, sink with drainer, washing machine, base level units, eye level units, double glazed window facing rear aspect.

### BEDROOM
13'0" x 10'6"
Laminated flooring, radiator, double glazed window facing front aspect.

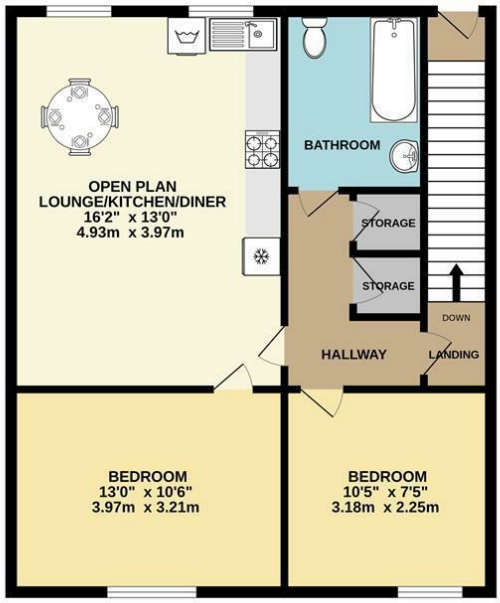
## FREEHOLD

## 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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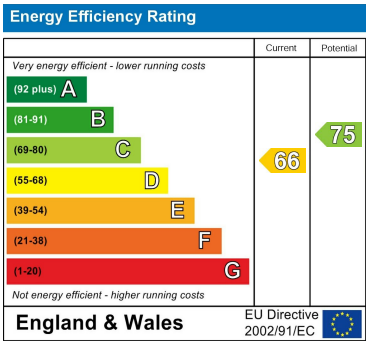
Council Tax Band

A

Energy Performance Graph




Call us on

0116 266 9977

sales@seths.co.uk

www.seths.co.uk

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