

NULL



House - Terraced

# WAND STREET BELGRAVE LEICESTER LE4 5BS

**PRICE: £215,000**

## FEATURES

- Terraced Property
- No Chain
- Downstairs Bathroom
- Two Reception Rooms
- Ideal Investment Property
- Three Bedrooms
- Upgrading Works Required
- W/C
- Garden
- Popular Location



**SETHS**

# 3 Bedroom House - Terraced located in Leicester

\*\*\* UPGRADING WORKS REQUIRED - 3 BEDROOM TERRACED HOUSE ON WAND STREET, BELGRAVE \*\*\*

Seths introduces this 3 bedroom terraced house located on Wand Street, Belgrave. This property is a fantastic investment opportunity, requiring upgrading works that can be tailored to you.

The ground floor comprises two reception rooms, The kitchen and bathroom offer functionality and await your personal touch.

Upstairs, the property features three bedrooms, completing the living space.

Don't miss the chance to shape this property into your ideal home or an attractive rental. Contact Seths today to explore the potential of this 3 bedroom terraced house on Wand Street, Belgrave.



Call us on

0116 266 9977

[sales@seths.co.uk](mailto:sales@seths.co.uk)

[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band

A

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</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.