

FREEHOLD



House - Terraced

# HARRISON ROAD, BELGRAVE, LEICESTER, LE4 6BS

PRICE: £190,000

## FEATURES

- Upgrading Works Required
- Investment Opportunity
- No Chain
- Gas Central Heating
- Double Glazed
- Two Reception Room
- Downstairs W/C
- Belgrave
- Garden
- Two Bedrooms



 **SETHS**

# 2 Bedroom House - Terraced located in Leicester

UPGRADING WORKS REQUIRED - INVESTMENT OPPORTUNITY - 2 BED TERRACED HOUSE.

This 2-bedroom terraced house located on Harrison Road in Belgrave. While the property requires upgrading throughout, it offers significant potential for the right buyer.

The ground floor features a lounge, a sitting room, a kitchen, and a convenient downstairs W.C. On the first floor, you'll find two bedrooms and a reception room that leads to the bathroom.

Outside, the property boasts a large garden with the opportunity to extend, subject to the necessary planning permissions.

This property is a great investment opportunity or an ideal project for first-time buyers. Contact Seths today to arrange a viewing.



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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

