

**FREEHOLD**

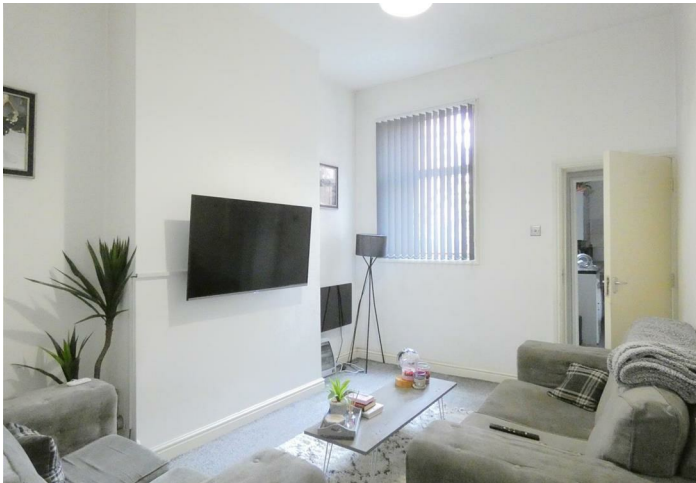


# GOTHAM STREET, LEICESTER, LE2 0NA

## £315,000

### FEATURES

- Freehold
- Within walking distance to Universities, City Centre and Railway Station
- Substantial Victorian Villa
- Entrance Hallway
- Basement
- Sought after location
- Investment Opportunity
- x3 One Bedroom Flats
- Shared rear garden
- EPC ratings of E, E and D



**SETHS**

# 3 Bedroom Victorian Villa located near London Road

## BASEMENT

### GROUND FLOOR

Entrance Hallway with access to basement, Flat 1 and staircase to first floor

### FLAT 1

#### ENTRANCE AREA

#### LOUNGE

12'11" x 11'9"

Carpeted, electric radiator, single glazed window

#### KITCHEN / DINER

11'6" x 9'8"

Wall and base units with worktops over, 4 ring electric hob with electric oven / grill and extractor hood, sink with drainer and mixer tap, partly tiled walls, plumbing for washing machine, space for fridge / freezer, space for dining table, tiled flooring, electric radiator, uPVC double glazed window

#### BEDROOM

15'4" (to bay) x 12'1" (max)

Carpeted, electric radiator, single glazed bay window

#### SHOWER ROOM

WC, wash hand basin with mixer tap, shower cubicle, tiled flooring, partly tiled walls, electric radiator, extractor fan, uPVC double glazed window

### FIRST FLOOR

### FLAT 2

#### LOUNGE

13'0" x 9'10"

Carpeted, electric radiator, single glazed window

## KITCHEN / DINER

15'1" x 9'10"

Wall and base units with worktops over, 4 ring electric hob with electric oven / grill and extractor hood, sink with drainer and mixer tap, partly tiled walls, plumbing for washing machine, space for fridge / freezer, lino flooring, electric radiator, storage cupboard, single glazed window

## BEDROOM

15'6" x 12'11"

Carpeted, electric radiator, x2 single glazed windows

## BATHROOM

WC, wash hand basin with splashback tiles, bathtub with shower overhead, electric towel radiator, lino flooring, single glazed window

### SECOND FLOOR

### FLAT 3

#### BEDROOM

15'7" x 12'11"

Carpeted, electric radiator, single glazed window

#### KITCHEN

13'5" x 8'8" (max)

Wall and base units with worktops over, sink, space for cooker, space for fridge / freezer, laminate flooring, fire exit door with fire escape stairs leading down to rear garden

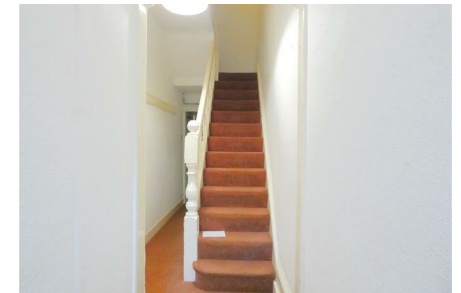
#### BATHROOM

WC, wash hand basin, shower cubicle, laminate flooring, partly tiled walls, extractor fan, single glazed window

**OUTSIDE**

To the front of the property is a small well-maintained garden frontage. To the rear of the property is a good sized garden with brick walls surround.

**COUNCIL TAX BAND - A**




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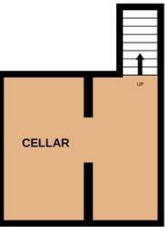
**A**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>	<b>44</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	

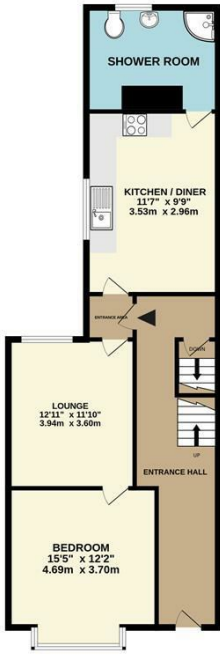
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



BASEMENT LEVEL



GROUND FLOOR / FLAT 1



FIRST FLOOR / FLAT 2



SECOND FLOOR / FLAT 3



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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