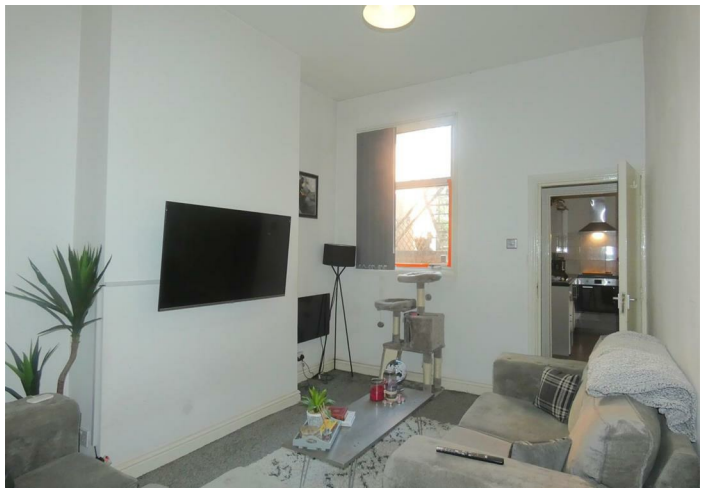
FOR SALE

GOTHAM STREET, LEICESTER, LE2 0NA

£300,000

FEATURES

- Freehold
- Within walking distance to Univesities, 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



3 3 3 E

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

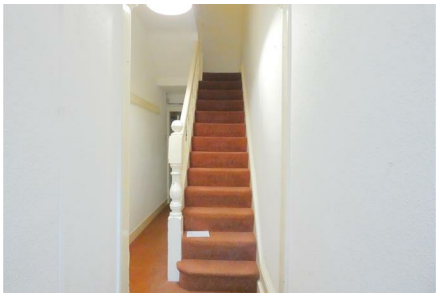
KITCHEN
13'5" x 8'8" (max)
Wall and base units with worktops over, sink, space for cooker, space for fridge / freezer, laminate flooring, fire exit door with fire escape stairs leading down to rear garden

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



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.
Made with Metropix ©2023

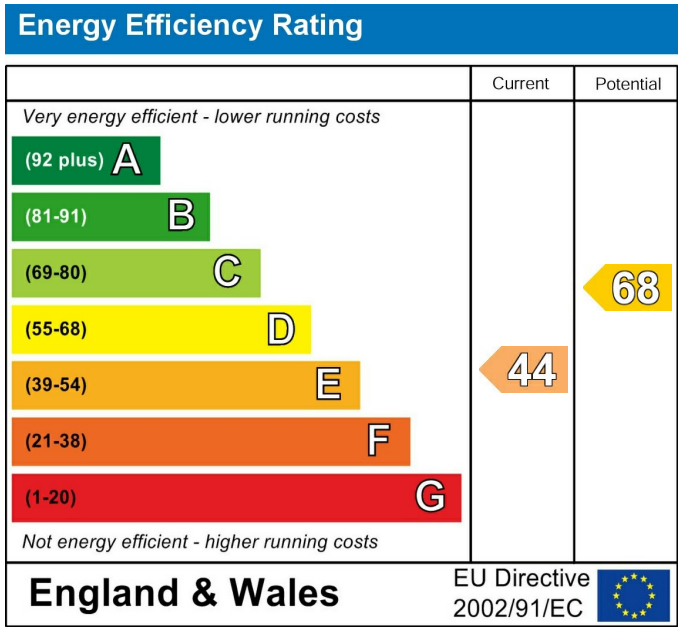
Call us on

0116 266 9977

info@seths.co.uk
www.seths.co.uk

Council Tax Band

A



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