FREEHOLD

House - Terraced (EPC Rating: C)

MARFITT STREET, LEICESTER, LE4 6RP

Offers Over:

£220,000

SETHS

2 2 2 C

2 Bedroom House - Terraced located in Leicester

***** IDEAL INVESTMENT OPPORTUNITY - BELGRAVE - TWO SELF CONTAINED FLATS *****

Seths are pleased to present this terraced property on Marfitt Street has been thoughtfully converted into two self-contained flats, offering a promising investment opportunity.

Ground Floor Flat: Accessed from the front, this flat features a bay-fronted bedroom, a spacious lounge area, a well-equipped kitchen, and a shower room.

First Floor Flat: Accessible via a shared passage at the side, this flat includes a bedroom, a kitchen diner, a separate lounge, and a bathroom.

Both flats are currently let, with the Ground Floor Flat achieving £550 per month and the First Floor Flat achieving £595 per month.

Contact Seths Today to Arrange a Viewing 0116 266 9977

GROUND FLOOR FLAT

BEDROOM
11'3" x 11'1"
Laminate flooring, bay-fronted double-glazed window facing the front aspect, storage cupboard (accommodating gas and electric meters), spotlighting. Open access into the second reception room.

LOUNGE
11'8" x 11'1"
Laminate flooring, radiator, double-glazed window facing the rear aspect, door leading to the kitchen.

KITCHEN
9'5" x 6'0"
Tiled flooring, radiator, base and eye-level units, integrated gas burner with oven and extractor over, double glazed window facing the side aspect, stainless steel sink, gas-powered combination boiler

BATHROOM
Tiled walls, double-glazed window facing the side aspect, wash hand basin, toilet.

FIRST FLOOR FLAT

ENTRANCE HALL/LANDING
Carpeted stairs lead to the first floor, Landing features, and laminate flooring, provide access to all rooms on the first floor.

KITCHEN
13'0" x 11'3"
Laminate flooring, radiator, space for a fridge, base and eye-level units, stainless steel sink, plumbing for a washing machine, integrated gas burner with oven and extractor over, partially tiled walls, spotlighting access to bathroom.

BATHROOM
Vinyl flooring, standing radiator, wash hand basin with unit, toilet, standing shower unit with electric shower, spotlighting, tiled walls.

LOUNGE
11'3" x 9'11"
Laminate flooring, storage cupboard located over the stairs, spotlighting, radiator, double-glazed window facing the rear aspect.

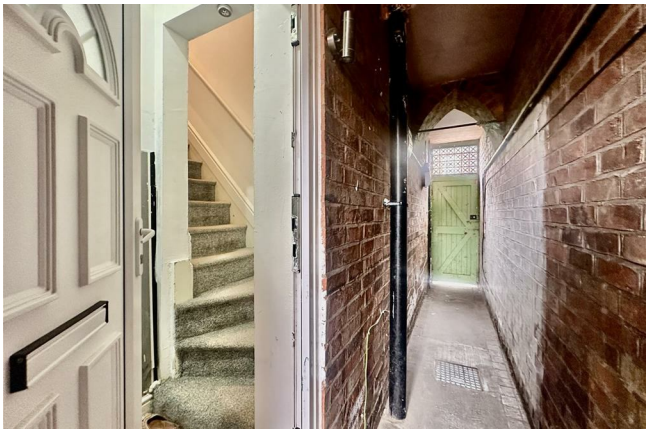
BEDROOM
12'4" x 6'1"
Laminate flooring, double glazed windows facing the side and rear aspects, radiator, spotlighting.

OUTSIDE
Communal Garden: Secluded by a brick border. first floor flat is accessed via a wooden gate at shared passage located at the side of the property,

FREEHOLD

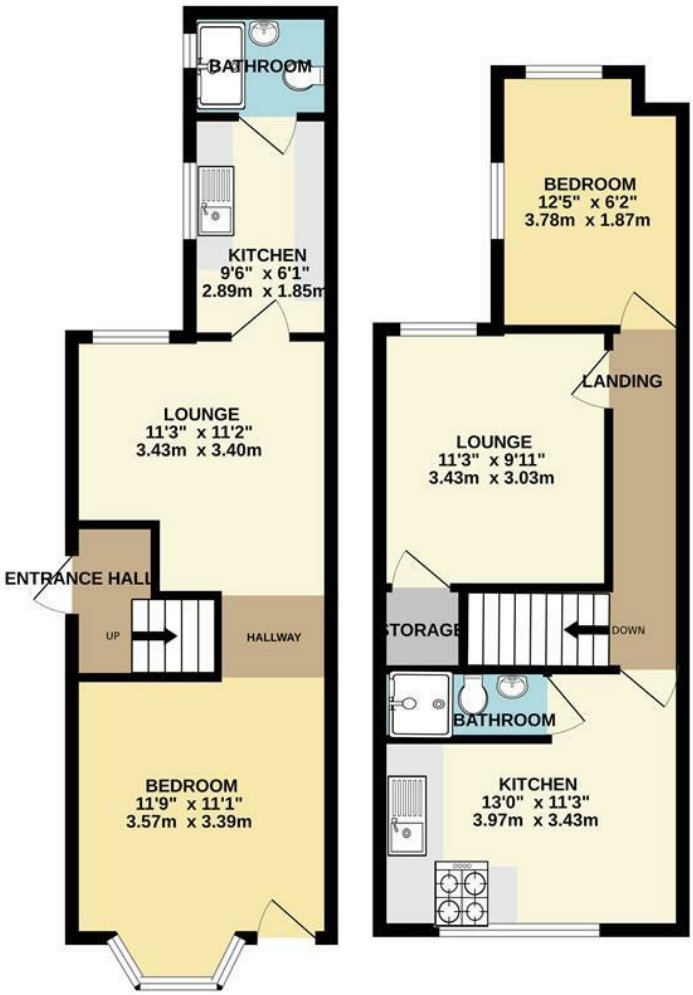
COUNCIL TAX BAND - A

ADDITIONAL INFORMATION



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.
Made with Metropix ©2024

Council Tax Band

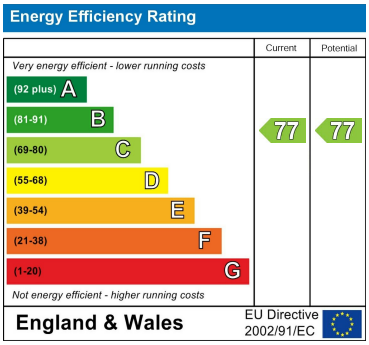
Call us on

0116 266 9977

sales@seths.co.uk

www.seths.co.uk

Energy Performance Graph



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