

NULL



House - End Terrace

# HOLLAND ROAD LEICESTER LE2 0AJ

## £175,000

### FEATURES

- In Need of Renovation
- Two Self Contained Flats
- No Chain
- Freehold
- Spinney Hills
- Ideal Investment Opportunity
- Cash buyers only!
- Communal Garden
- Gas Central Heating (Ground Floor Flat)
- Popular Location



 **SETHS**

# 2 Bedroom House - End Terrace located in Leicester

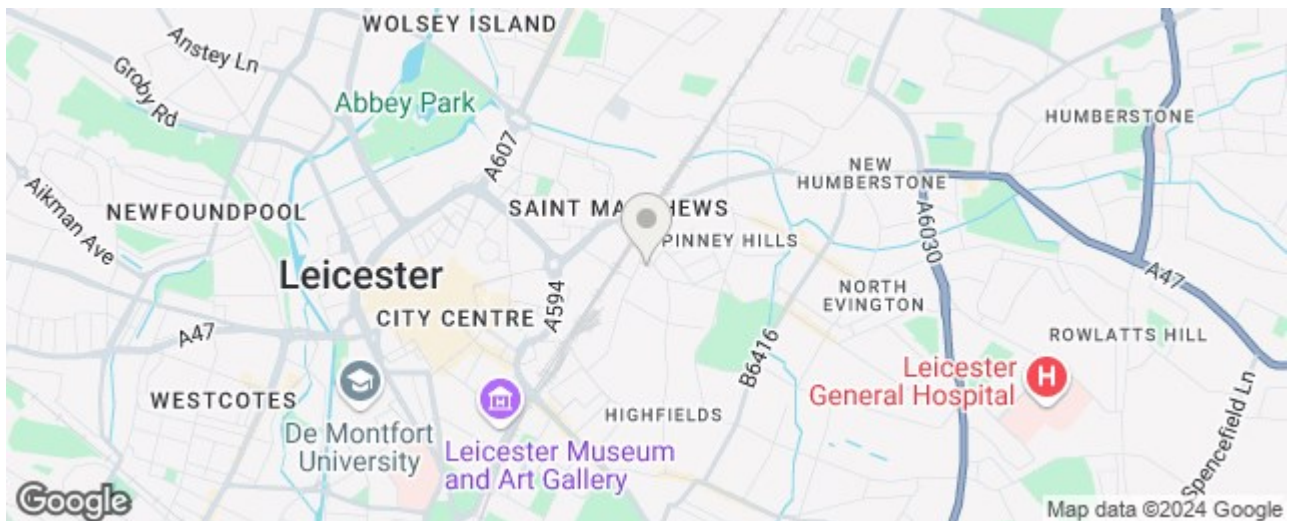
\*\*\* CASH BUYERS ONLY - IN NEED OF RENOVATION - NO CHAIN \*\*\*

Presenting a unique investment opportunity, this terraced house on Holland Road in the Spinney Hills locale has been converted into two self-contained flats. In need of upgrading works, this property is freehold and offered to the market with no chain.

The ground floor flat comprises one bedroom, a lounge area, a kitchen, and a bathroom. This flat is heated via gas central heating and offers partial double-glazing.

The first-floor flat, accessed from the passage at the side, also comprises one bedroom, a lounge area, a kitchen, and a bathroom. This flat includes electric heating. Outside, there is a garden shared by both flats

Don't miss out on this chance to invest in a property with great potential. Contact Seths Estate Agents today for more information.



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Council Tax Band

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>		59
(39-54) <b>E</b>		
(21-38) <b>F</b>	18	
(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.

