





SETHS

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Woodgreen Road

Off Gipsy Lane, Leicester

Offers Over £235,000

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*** INVESTMENT OPPORTUNITY - OFF GYPSY LANE ***

Mid terraced property converted into TWO FLATS.

The Ground Floor Flat comprises, entrance hall, OPEN PLAN LOUNGE/ KITHCHEN, two bedrooms, bathroom and a separate w/c.

The First Floor Flat comprises, OPEN PLAN LOUNGE / KITCHEN / DINER, two bedrooms and a family bathroom.

Both flats benefit from gas central heating.

ESTIMATED RENTAL INCOME PER FLAT £575 PER CALENDER MONTH.

GROUND FLOOR FLAT

ENTRANCE HALL Carpeted flooring, radiator.

BEDROOM 14' 10" x 9' 11" (4.53m x 3.03m) Carpeted flooring, radiator, window facing front aspect.

BEDROOM 13' 11" x 7' 2" (4.25m x 2.19m) Carpeted flooring, radiator, window facing front aspect.

OPEN PLAN LOUNGE/KITCHEN 20' 9" x 13' 3" (6.33m x 4.06m) Part Carpeted flooring, part tiled floors and walls, space for American fridge/freezer, two radiators, base level units, eye level units, free standing gas cooker with oven, washing machine, sink with drainer, storage cupboard, window facing rear aspect.

BATHROOM Part tiled walls, bathtub with electric shower, wash hand basin, w/c.

LOBBY

W/C W/C, wash hand basin, radiator, window facing rear aspect.









FIRST FLOOR FLAT

LANDING Two storage cupboards.

BEDROOM 10' 5" x 7' 4" (3.18m x 2.25m) Carpeted flooring, TV point, radiator, double glazed window facing front aspect.

BATHROOM Fully tiled, bathtub with electric shower, w/c, wash hand basin, radiator, extractor fan, double glazed window facing rear aspect.

OPEN PLAN LOUNGE/DINER/KITCHEN 16' 2" x 13' 0" (4.93m x 3.97m) Laminated flooring, TV point, radiator, fridge/freezer, space for dining table, integrated gas cooker with oven, sink with drainer, washing machine, base level units, eye level units, double glazed window facing rear aspect.

BEDROOM 13' 0" x 10' 6" (3.97m x 3.21m) Laminated flooring, radiator, double glazed window facing front aspect.

FREEHOLD

BOTH FLATS COUNCIL TAX BAND A

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.
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