

FOR SALE



JARROM STREET
BEDE ISLAND
LEICESTER
LE2 7DX

£120,000

FEATURES

- No chain
- End terraced house
- Potential rental income of £675pcm
- Walking distance to DMU and LRI
- Lounge / Kitchen
- Freehold
- Newly refurbished throughout
- Sought after location
- One bedroom with an ensuite
- uPVC double glazing



 **SETHS**

1 Bedroom End Terraced House in Leicester

NO CHAIN - ESTIMATED RENTAL INCOME OF £675PCM

A newly refurbished one bedroom end terraced house situated within walking distance to both De Montfort University and Leicester Royal Infirmary. The property comprises of a lounge / kitchen and a bedroom with an en-suite.

Contact Seths for viewing arrangements

GROUND FLOOR

LOUNGE / KITCHEN

15'7" x 11'10"

Laminate flooring, wall and base units with worktops over, 4 ring electric hob with extractor hood, built-in electric oven, circular sink with mixer tap and splashback tiles, space for washing machine, electric radiator, x2 uPVC double glazed windows, staircase to first floor

FIRST FLOOR

BEDROOM

Laminate flooring, storage cupboard, ensuite, x2 uPVC double glazed windows

ENSUITE

WC, wash hand basin with mixer tap and vanity unit, shower cubicle, extractor fan, uPVC double glazed window

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,457.01

Mains Gas: Yes, however all appliances are currently electric

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre

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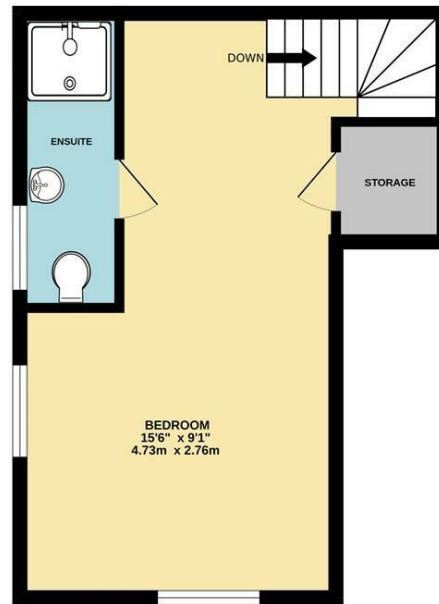
info@seths.co.uk

www.seths.co.uk

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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Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

