

FREEHOLD



House - Semi-Detached (EPC Rating: D)

Orton Road, Off Abbey Lane, Leicester, LE4 2AS

Offers Over:

£275,000



# 3 Bedroom House - Semi-Detached located in Leicester

**\*\*\*GENERATING £1,500 PCM Semi-detached Property Converted Into Two Flats - IDEAL INVESTMENT - FREEHOLD \*\*\***

Seths are pleased to present this three-bedroom semi-detached property converted into two separate flats through necessary planning, located on Orton Road off Abbey Lane. This property offers an ideal opportunity for investment buyers, currently generating a total rental income of £1500 per calendar month.

The property has been successfully converted into two self-contained flats, each with separate access. The ground floor comprises a spacious 2-bedroom flat featuring an entrance hall, lounge, kitchen, and bathroom. Access from the side leads to a one-bedroom flat on the first floor, which includes a lounge, kitchen, and bathroom.

Outside, the property boasts a shared garden and a front garden, enhancing its appeal for potential tenants and investors alike.

## GROUND FLOOR FLAT

### ENTRANCE HALL

Laminate flooring, providing access to bedroom 1, lounge, and bathroom, area under stairs to accommodate plumbing for a washing machine, spotlighting

### BATHROOM

### BEDROOM 1

11'1" x 10'7"

Carpeted flooring, spotlighting, electric radiator, double-glazed bay window facing the front aspect.

### LOUNGE

11'9" x 10'7"

Laminate flooring, electric radiator, spotlighting, open access to the kitchen.

### KITCHEN

8'10" x 8'7"

Laminate flooring, base and eye level units, partially tiled walls, spotlighting, Velux window, integrated four-ring electric hob with oven and extractor over, stainless steel sink, double glazed window facing the rear aspect, uPVC door leading to the garden, spotlighting, access into bedroom 2

### BEDROOM 2

11'6" x 7'0"

Laminate flooring, spotlighting, electric radiator, double-glazed window facing the rear aspect.

### FIRST FLOOR FLAT

Accessed via uPVC to the side of the property

### ENTRANCE HALL

Laminate flooring, double-glazed window facing the side aspect, stairs leading to the first floor.

### FIRST FLOOR

### LANDING

Carpeted flooring, providing access to the lounge, bedroom and bathroom spotlighting, double glazed window facing the side aspect.

### BEDROOM 1

11'1" x 10'8"

Carpeted flooring, electric radiator, spotlighting, double-glazed window facing the front aspect,

### LOUNGE

11'6" x 10'8"

Laminate flooring, spotlighting, electric radiator, double glazed window facing the rear aspect, open access to the kitchen

### KITCHEN

6'10" x 5'6"

Laminate flooring, stainless steel sink, plumbing for a washing machine, double glazed window facing the rear aspect, spotlighting, integrated four-ring electric burner with oven and extractor over, partially tiled walls, base and eye level units.

### BATHROOM

Tiled flooring, partially tiled walls, toilet, wash hand basin, standing shower unit with electric shower. double-glazed window facing the front aspect.



#### OUTSIDE

The property accommodates a front and rear garden, to the front, there is block paving and is secluded by a combination of a brick-built and wooden perimeter, shared access via a wooden gate leading to the communal rear garden and access to both flats via uPVC doors. To the rear, the property accommodates a shared garden with concrete slabs and a lawn area, secluded by wooden fencing along the perimeter.

#### FREEHOLD

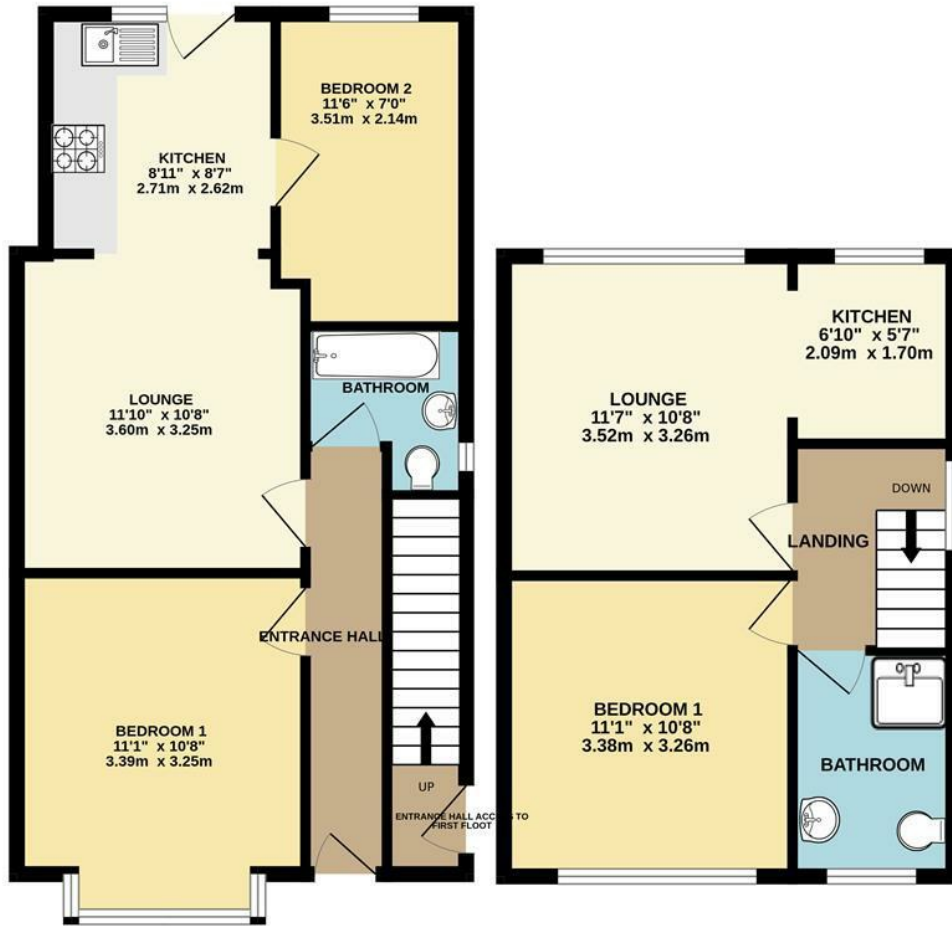
#### COUNCIL TAX BAND - B

#### ADDITIONAL INFORMATION

Tenure: Freehold  
EPC rating: D  
Council Tax Band: B  
Council Tax Rate: £1,783.06  
Mains Gas: Yes  
Mains Electricity: Yes  
Mains Water: Yes  
Mains Drainage: Yes  
Broadband availability: Fibre





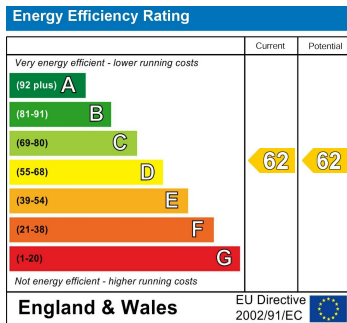


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

**B**

Energy Performance Graph



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