

GOTHAM STREET
LEICESTER
LE2 0NA

£325,000

FEATURES

- No chain
- Sought after location
- Walking distance to Univesities, City Centre and Railway Station
- Spacious Villa
- 3 self contained flats
- 3 storey
- Currently rented at £2,270 pcm
- Freehold
- Entrance Hallway
- Basement

3 3 3 E

SETHS

3 Bedroom Villa / 3 self-contained flats for sale in Leicester

BASEMENT

GROUND FLOOR
Entrance Hallway with access to basement, Flat 1 and staircase to first floor

FLAT 1

ENTRANCE AREA

LOUNGE
12'11" x 11'9"
Carpeted, electric radiator, window

KITCHEN / DINER
11'6" x 9'8"
Wall and base units with worktops over, 4 ring electric hob with electric oven and extractor hood, sink with drainer and mixer tap, partly tiled walls, plumbing for washing machine, space for fridge / freezer, space for dining table, tiled flooring, electric radiator, window

BEDROOM
15'4" (to bay) x 12'1" (max)
Carpeted, electric radiator, bay window

SHOWER ROOM
WC, wash hand basin with mixer tap, shower cubicle, tiled flooring, partly tiled walls, electric radiator, extractor fan, window

FIRST FLOOR

FLAT 2

LOUNGE
13'0" x 9'10"
Carpeted, electric radiator, window

KITCHEN / DINER
15'1" x 9'10"
Wall and base units with worktops over, 4 ring electric hob with electric oven and extractor hood, sink with drainer and mixer tap, partly tiled walls, plumbing for washing machine, space for fridge / freezer, lino flooring, electric radiator, storage cupboard, window

BEDROOM
15'6" x 12'11"
Carpeted, electric radiator, x2 windows

BATHROOM
WC, wash hand basin with splashback tiles, bathtub with shower overhead, electric towel radiator, lino flooring, PVC walls, window

SECOND FLOOR

FLAT 3

BEDROOM
15'7" x 12'11"
Carpeted, electric radiator, window

KITCHEN
13'5" x 8'8" (max)
Wall and base units with worktops over, sink, space for cooker, space for fridge / freezer, laminate flooring, fire exit door with fire escape stairs leading down to rear yard

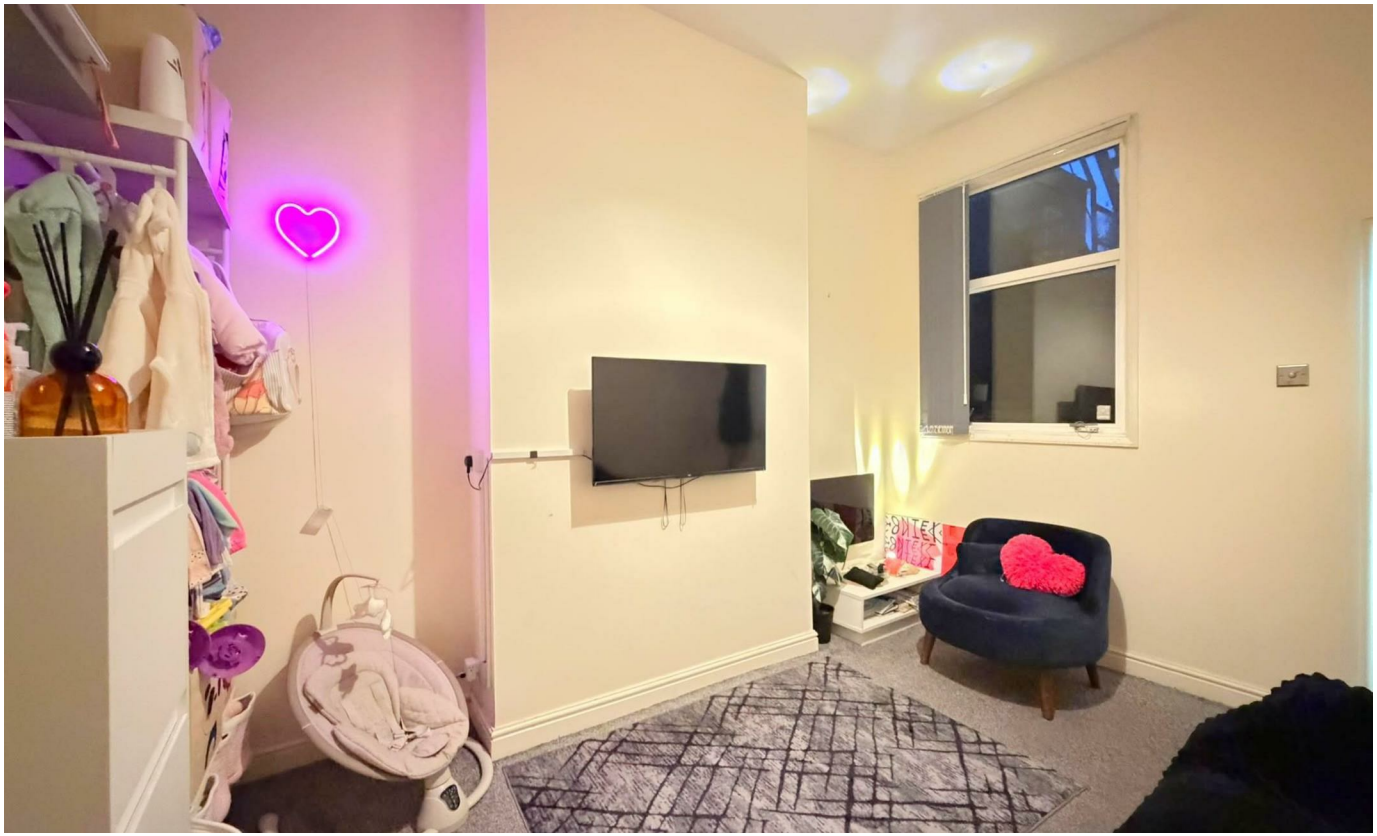
SHOWER ROOM
WC, wash hand basin, shower cubicle, laminate flooring, tiled walls, extractor fan, window

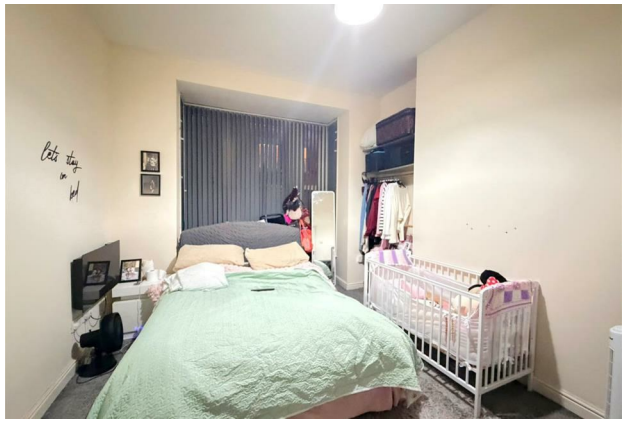
OUTSIDE

To the front of the property is a small garden frontage. To the rear of the property is a good sized yard with brick walls surround.

ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: E (ground floor flat) / E (first floor flat) / D (second floor flat)
Council Tax Band: A
Council Tax Rate: £1,685.83 (per flat)
Mains Gas: No
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband





















Call us on

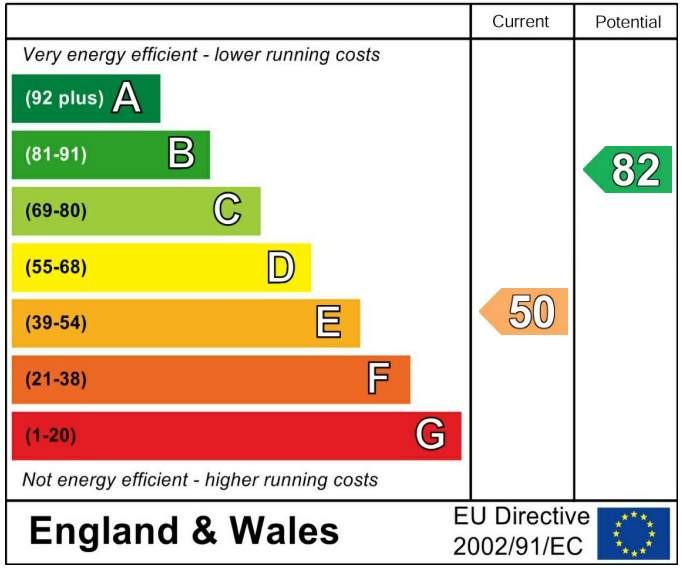
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info@seths.co.uk
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Council Tax Band

A

Energy Efficiency Rating



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