



## Property Description

Discover the potential of this traditional spacious terraced house, featuring 2 bedrooms, a welcoming lounge, a separate dining room, a functional kitchen, and a bathroom. With uPVC double glazing and gas central heating, this property offers comfort and efficiency. The rear lawned garden, complete with a paved patio, provides an ideal outdoor space for relaxation or entertaining. While the home requires updating and modernising, it presents an excellent opportunity for first-time buyers or investors, boasting a promising rental yield of approximately £10,200 per annum.







**Lounge** 3.63m x 3.59m (11' 11" x 11' 9")

having uPVC double glazed window and door to front, ceiling light point and radiator.

**Dining Room** 3.63m x 3.59m (11' 11" x 11' 9")

having uPVC double glazed window to rear, ceiling light point and radiator.

**Kitchen** 4.32m x 2.11m (14' 2" x 6' 11")

having uPVC double glazed window and door to side, ceiling light point, radiator, range of wall and base units, electric cooker point and single bowl drainer sink with mixer taps.

**First Floor Landing**

having two ceiling light points, loft access.

**Bedroom One** 4.68m x 3.64m (15' 4" x 11' 11")

having uPVC double glazed window to front, ceiling light point, radiator, wardrobe and walk in shower cubicle.

**Bedroom Two** 3.78m x 3.65m (12' 5" x 12' )

having uPVC double glazed window to rear, ceiling light point, radiator and wardrobe.

**Bathroom** 4.31m x 2.12m (14' 2" x 6' 11")

having uPVC double glazed window to rear, ceiling light point, radiator and four piece suite comprising low level flush wc, wash hand basin, side panelled bath and shower cubicle.

**Outside**

having access to side in common with adjoining properties, rear yard with water tap and brick store with power. Enclosed rear garden with paved patio and lawned garden.

GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (83.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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53 New Street  
Earl Shilton  
LEICESTER  
LE9 7FS

Energy rating

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Valid until  
**2 July 2033**

Certificate number  
**0577-3028-8203-8307-2204**

