

## 33 Rowan Street, Leicester, LE3 9GP

GUIDE PRICE £165,000 - £175,000

We are pleased to offer this two bedroom property for sale, within the popular area of Leicester. The property is an ideal investment opportunity with a long standing tenant in situ, producing a rent income of £9300.00 per annum. Internally the property comprises of lounge, dining room, gallery styled kitchen, two double bedrooms and family bathroom with shower over.

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# 33 Rowan Street

, Leicester, LE3 9GP



- POPULAR LOCATION
- VIEWING ADVISED
- EPC RATING E
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- CURRENTLY TENANTED FOR
- COUNCIL TAX BAND A
- £9300.00 P.A

## FRONT ELEVATION

### LOUNGE

10'11" x 15'1" max (3.34 x 4.6 max )

### DINING ROOM

10'11" x 11'5" (3.34 x 3.5 )

### KITCHEN

12'5" x 6'2" (3.8 x 1.9 )

### STAIRS AND LANDING

### BEDROOM ONE

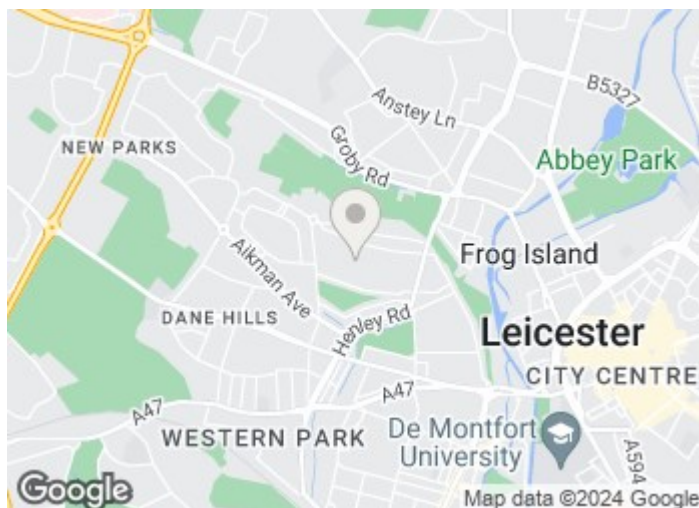
10'11" x 12'9" (3.34 x 3.9 )

### BEDROOM TWO

9'6" x 11'9" (2.9 x 3.6 )

### FAMILY BATHROOM

12'5" x 6'2" (3.8 x 1.9 )



## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

