



Connells

Shaftesbury Road
Leicester



Property Description

INVESTMENT OPPORTUNITY

An excellent opportunity to purchase this well-proportioned terraced house which comprise 2 x self-contained one-bedroom flats situated in the ever-popular West End of Leicester. Ideal for first time buyers, investors or those seeking a low maintenance property close to the city centre.

Set within a converted Victorian property, this property blends traditional features with modern touches. The home offers generous room sizes, a light filled layout and easy access to nearby universities, hospitals, shops and local amenities.

The rent being received from the First Floor Flat is £450 per month.

Please note that the ground floor flat will be tenanted from 22nd August at £695 per month

Don't miss the chance to secure this smart, affordable home in one of Leicester's most in-demand postcodes.

Call us today to arrange your viewing!



Ground Floor Flat

Lounge

11' 8" x 12' 6" (3.56m x 3.81m)

A bright and spacious lounge featuring a large front facing window that allows plenty of light. The space offers a warm and welcoming atmosphere, ideal for both relaxing and entertaining

Kitchen

17' 9" x 8' 8" (5.41m x 2.64m)

A well-appointed kitchen fitted with a range of wall and base units. The space includes room for appliances and offers ample storage

Bedroom 2

10' 9" x 11' 1" (3.28m x 3.38m)

A well-sized room, ideal as a guest room, featuring a window for natural light and neutral decor

Bathroom

7' 1" x 7' 4" (2.16m x 2.24m)

A well-presented bathroom featuring a white three-piece suite with bath and shower over, pedestal wash hand basin and low-level WC

Outside

The property has on street residents-only permit parking available directly to the front. To the rear, there is a sunny courtyard garden.

The Ground Floor Flat has an outside storage area which contains connections for the washing machine and a reasonable space for storage e.g. cycles.

First Floor Flat

Lounge

11' 5" x 12' 6" (3.48m x 3.81m)

A versatile second reception room, ideal as a family room, bright and airy with neutral decor and a well-proportioned layout. This space offers excellent flexibility to adapt to your lifestyle needs

Kitchen

10' 9" x 8' 8" (3.28m x 2.64m)

A compact and functional kitchen fitted with units, work surfaces and essential appliance space. Ideal for use as a self-contained kitchenette in a multi-unit setup or a utility area.

Bedroom 1

10' 7" x 12' 5" (3.23m x 3.78m)

A spacious and bright double bedroom, featuring a large window that fills the room with natural light. Offers ample space for a double bed and additional furniture

Bathroom

5' 9" x 5' 9" (1.75m x 1.75m)

A convenient second bathroom featuring three-piece suite, including a shower cubicle, wash hand basin and low-level WC









Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LTR324871



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