

FREEHOLD



House - Terraced (EPC Rating: E)

BRAZIL STREET, LEICESTER, LE2 7JA

Offers Over

£280,000



5 Bedroom House - Terraced located in Leicester

*** INVESTORS! - 5 BEDROOMS - LARGE MID TERRACED HOME £1733 PCM ***

Seths is delighted to present this spacious five-bedroom terraced house located in the highly sought-after Bede Island area, which remains ever-popular among investors. The property is currently tenanted, generating £1,733.35 PCM, with the tenancy running until the end of June.

The ground floor comprises a tiled entrance hall leading to two reception rooms with laminate flooring. The spacious kitchen/diner features base and eye-level units, and integrated appliances, and provides access to the rear garden. A convenient ground-floor shower room is also situated off the kitchen.

The first floor offers three bedrooms, two of which benefit from wash-hand basins, along with a family bathroom complete with a bathtub and electric shower.

The second floor boasts two generously sized loft rooms, both finished with carpeted flooring and radiators.

Additional benefits include gas central heating and a low-maintenance rear garden.

This property presents an exceptional investment opportunity in a prime location, close to De Montfort University, city centre amenities, and excellent transport links.

Contact Seths today to arrange a viewing!

ENTRANCE HALL

Tiled flooring and radiator, providing access to reception rooms, kitchen, and living area. Stairs provide access to the first floor.

LOUNGE

11'0" x 10'7"

Laminate flooring, double-glazed bay window facing the front aspect, radiator, storage cupboard accommodating gas and electric meters.

SITTING ROOM

11'5" x 10'7"

Laminate flooring, double-glazed window facing the right aspect, wash hand basin, and storage cupboard located under the stairs.

KITCHEN & DINER

18'5" x 8'7"

Tile flooring, base and eye-level units, integrated induction burner with oven, integrated extractor over, partially tiled walls, stainless steel sink, plumbing for a washing machine, window facing the side aspect, gas-powered combination boiler, dining area, double window facing the right aspect. A door allows access to the garden and the family bathroom

BATHROOM

6'4" x 4'7"

Vinyl flooring, radiator, wash hand basin, stand-up shower cubicle, toilet, window facing side aspect, mixer function, spotlighting.

FIRST FLOOR

LANDING

Allowing access to all rooms on the first floor, stairs providing access to the second floor.

BEDROOM ONE

14'10" x 11'0"

Carpeted flooring, radiator, bay window and another window facing the front aspect.

BEDROOM TWO

11'8" x 8'10"

Carpeted flooring, wash hand basin, inbuilt storage cupboard, window facing the rear aspect.

BEDROOM THREE

9'6" x 8'9"

Bay window facing the rear aspect, wash hand basin, carpeted flooring, radiator.

BATHROOM

8'1" x 5'5"

Vinyl flooring, radiator, toilet, bathtub with electric shower, wash hand basin, tiled walls, window facing the rear aspect.

BEDROOM FOUR

14'10" x 10'11"

Carpeted flooring, radiator, window facing the front aspect.

BEDROOM FIVE

14'10" x 11'1"

Carpeted flooring, radiator, and window facing the rear aspect.



OUTSIDE

To the front the property features a paved garden secluded by a mixture of metal fencing and brick built along the border, A wooden gate allows access to a shared passage leading to the rear, at the rear the garden is paved and is secluded by a combination of wooden fencing and brick built perimeter.

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating:

Council Tax Band: B (Leicester)

Council Tax Rate: £

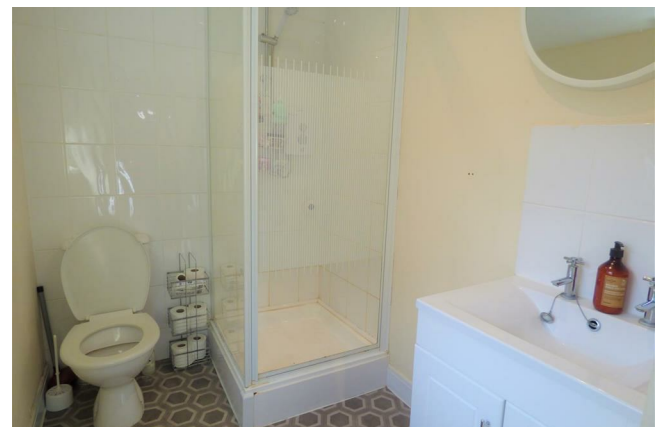
Mains Gas: Yes

Mains Electricity: Yes

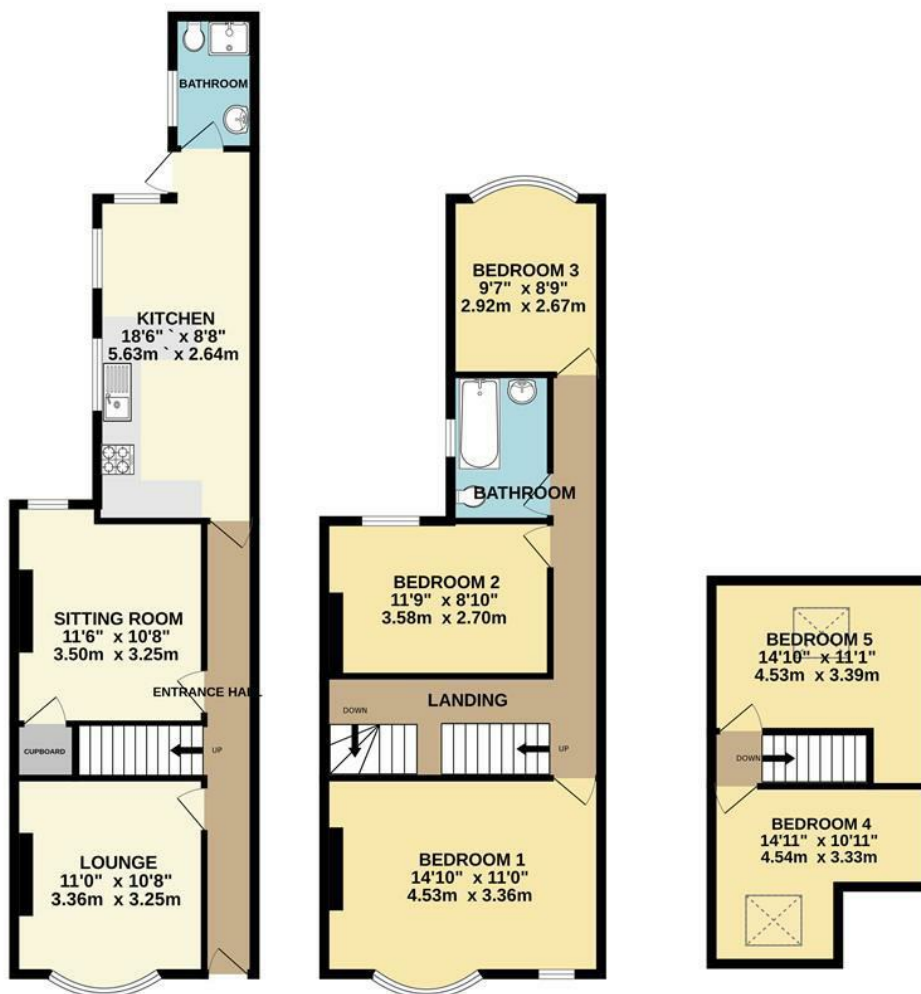
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband



GROUND FLOOR

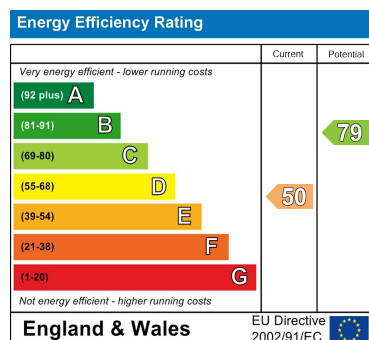


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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