

FREEHOLD



House - End Terrace (EPC Rating: D)

**28 GRASMERE STREET, BEDE ISLAND,  
LEICESTER, LE2 7DA**

**£185,000**



# 2 Bedroom House - End Terrace located in Leicester

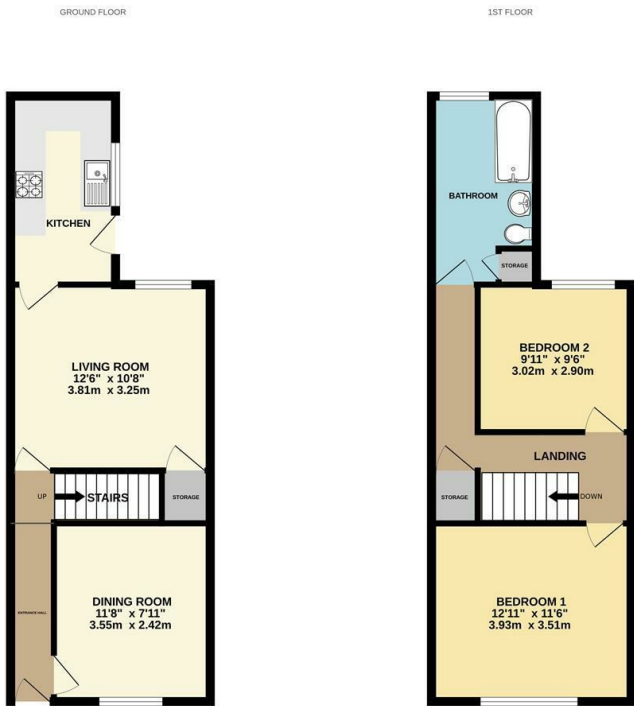
\*\*\* POTENTIAL TO EXTEND + FEW MINS WALK FROM DMU & LRI \*\*\*

Seths are delighted to present this 2-Bedroom End-Terrace, located just minutes away from De Montfort University—a fantastic opportunity for investors and landlords looking for student lettings.

Downstairs features a living room, dining room and kitchen. Upstairs, there are two generously sized bedrooms and a good sized bathroom making it an ideal space for students or young professionals.

One of the standout features of this home is the large rear garden, offering great potential for future extensions. With excellent access to local amenities, the city centre, and university campuses, this property is in a high-demand rental location.

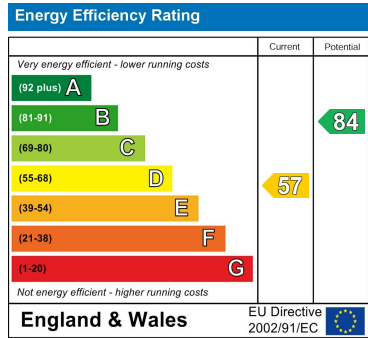
Contact Seths today - viewings by appt only.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration 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 operation or efficiency can be given. Made with Metaphor CDS

Council Tax Band  
**A**  
Energy Performance Graph

Call us on  
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