

FOR SALE



WESTLEIGH ROAD
WESTCOTES
LEICESTER
LE3 0HH

£285,000

FEATURES

- No Chain
- 4 Bedrooms
- Perfect for investors / first time buyers
- Currently achieving +7% rental yield, if bought at asking price
- Walking distance from Leicester Royal Infirmary and De Montfort University
- Freehold
- Detached Dormer Bungalow
- HMO License in place
- Modern style
- Potential for off road parking (STPP)



 **SETHS**

4 Bedroom Bungalow - Detached located in Leicester

FRONT

ENTRANCE HALL

Laminate flooring, electric radiator

LIVING ROOM

8'8" x 8'6"

Laminate flooring, electric radiator, x2 windows

BEDROOM 4

12'0" x 9'2"

Laminate flooring, electric radiator, x2 windows

BEDROOM 3

15'6" x 11'7"

KITCHEN

10'5" x 8'7"

Wall and base units with worktops over, 4 ring electric hob with extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, tiled flooring, window

BATHROOM

WC, wash hand basin with mixer tap and vanity units and splashback tile, shower cubicle, tiled flooring, radiator, extractor fan, window.

FIRST FLOOR

BEDROOM 2

18'3" x 12'5"

Carpeted, radiator, windows, eaves storage cupboard, skylight window

BEDROOM 1

18'6" x 14'0"

Carpeted, radiator, skylight window, x2 windows, x2 eaves storage

SHOWER ROOM

WC, wash hand basin, shower cubicle, tiled flooring, partly tiled walls, radiator, extractor fan

ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: B

Council Tax Rate: £1,872.67

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



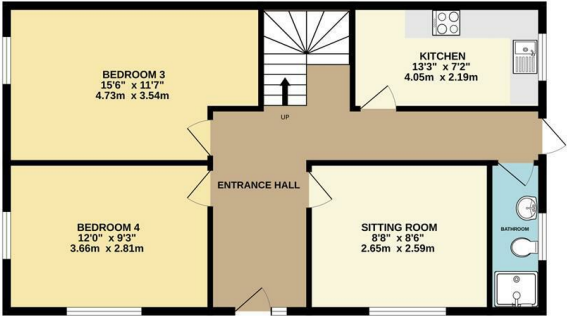
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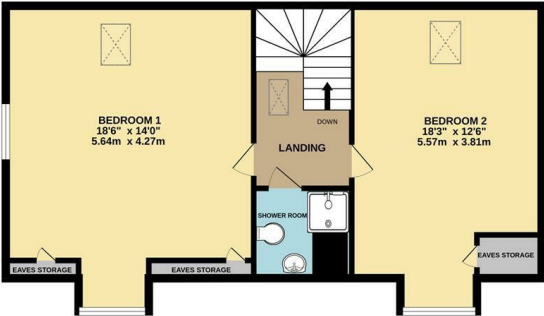
info@seths.co.uk
www.seths.co.uk

Council Tax Band
B

GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 1531 sq.ft. (142.3 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.