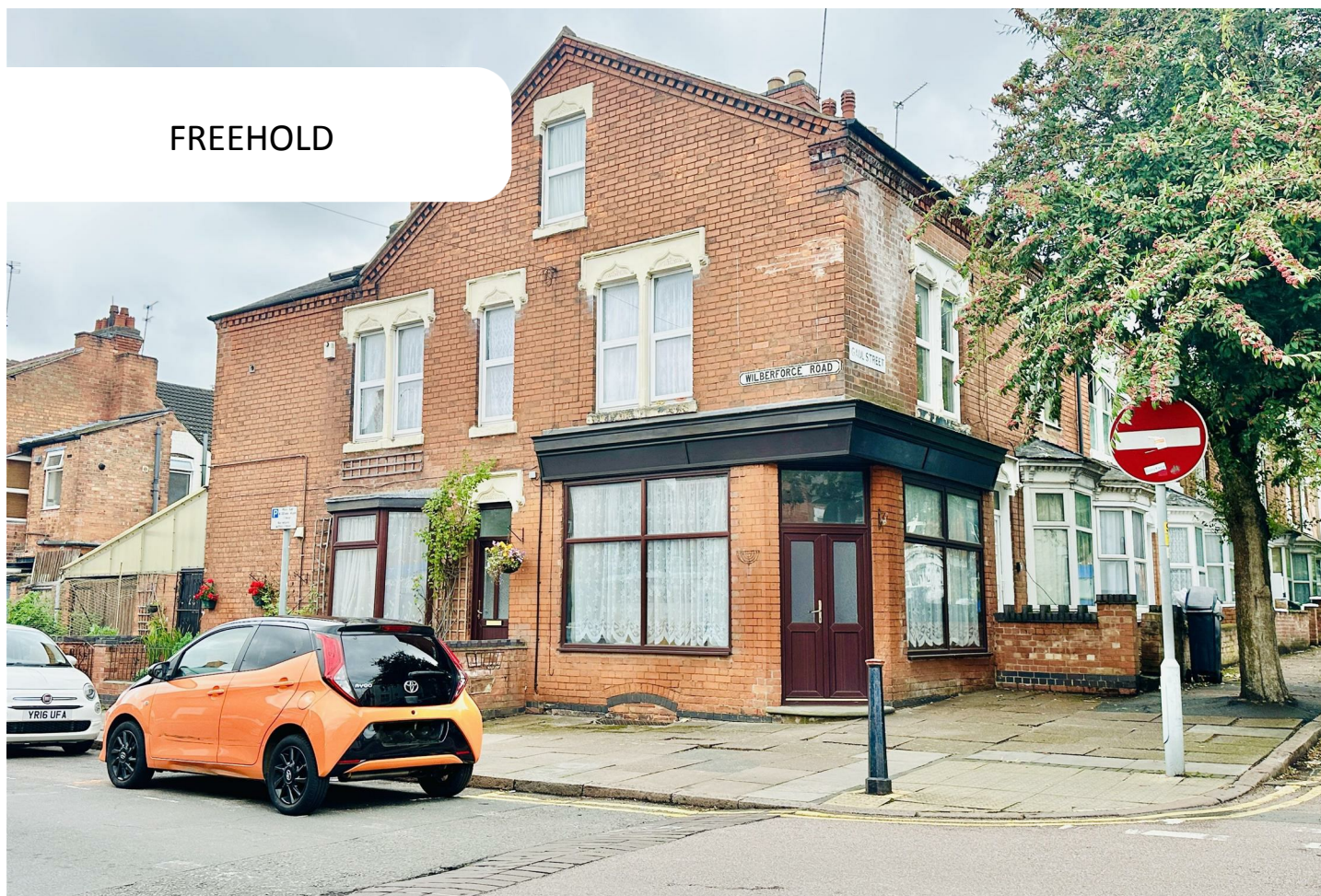


FREEHOLD



House - End Terrace (EPC Rating:)

Wilberforce Road, Leicester, LE3 0GT

Offers Over

£290,000



4 Bedroom House - End Terrace located in Leicester

*** FOUR BEDROOMS - INVESTMENT POTENTIAL - NO ONWARD CHAIN - WESTCOTES ***

Seths are pleased to present this deceptively spacious Four Bedroom Corner Terraced Property, ideally located on Wilberforce Road, close to the busy Narborough Road area. Offering versatile accommodation across four levels including a cellar, shopfront, and rear yard with vehicle access, this property presents an excellent investment opportunity.

The ground floor comprises a bay-fronted lounge with access into a fitted kitchen, along with a generous shopfront space offering scope for mixed residential and commercial use. A cellar provides further storage or potential development options.

On the first floor, there are two well-proportioned bedrooms, a fitted kitchen, and a family bathroom. The second floor provides two further double bedrooms, including a particularly spacious front-facing room with storage.

Externally, the property benefits from a concrete rear yard, enclosed by a brick perimeter, with double gate access offering the potential for off-road parking. Additional features include an outdoor WC and brick-built storage cupboard.

With its corner position, versatile layout, and proximity to Narborough Road's amenities, this property offers strong rental or mixed-use investment potential.

Contact Seths today to arrange a viewing - 0116 266 9977

CELLAR

15'3" x 13'6"

Carpeted flooring, radiator, and double glazed window to the front aspect.

GROUND FLOOR

ENTRANCE HALL

SHOP FRONT

15'7" x 13'4"

Laminate flooring, radiator, double glazed window to the front aspect, and additional double glazed window to the side. Double UPVC doors provide access to the accommodation.

LOUNGE

13'6" x 11'4"

Laminate flooring, radiator, double glazed bay window to the front aspect, and access to the cellar located under the stairs. Provides access to the kitchen and shop front.

KITCHEN

13'9" x 7'10"

Vinyl flooring, radiator, base and eye-level units, partially tiled walls, space and plumbing for a washing machine, stainless steel sink, and space with gas supply for a cooker. Integrated extractor over. Double glazed window to the side aspect. Provides access to the rear yard.

FIRST FLOOR

LANDING

17'2" x 13'6"

Finished with vinyl flooring, radiator, and stairs leading to the second floor. Double glazed window facing the front aspect.

BEDROOM ONE

13'6" x 10'2"

Vinyl flooring, radiator, inbuilt storage cupboard, and double glazed window facing the front aspect.

BEDROOM TWO

11'2" x 10'9"

Vinyl flooring, radiator, and double glazed window facing the front aspect.

KITCHEN

7'10" x 7'1"

Vinyl flooring, radiator, base and eye-level units, stainless steel sink, electric hob, and gas-powered combination boiler. Double glazed window facing the side aspect. Provides access to the bathroom.

BATHROOM

8'3" x 6'4"

Tiled walls, spotlighting, vinyl flooring, standing radiator, toilet, wash hand basin, and polyvinyl bathtub with electric shower over. Double glazed window to the side aspect.



SECOND FLOOR

LANDING

Provides access to all rooms on the second floor.

BEDROOM THREE

18'9" x 11'11"

Laminate flooring, radiator, storage space, and two Velux windows to the front aspect.

BEDROOM FOUR

16'5" x 10'4"

Laminate flooring, radiator, and double glazed window facing the front aspect.

OUTSIDE

To the side, the property features a concrete yard enclosed by a brick perimeter, partially covered for weather protection. A wooden gate provides access outside, while a double gate offers vehicle access with potential for off-road parking. There is also an outside brick-built toilet and a separate brick-built storage cupboard.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: A (Leicester)

Council Tax Rate: £1,605.15

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband







TOTAL FLOOR AREA : 1670 sq.ft. (155.2 sq.m.) approx.

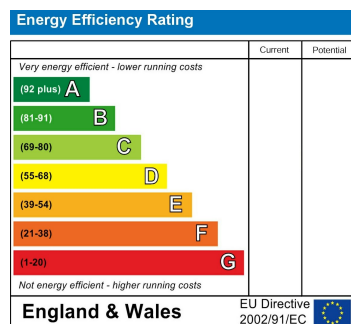
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

A

Energy Performance Graph



Call us on

0116 266 9977

sales@seths.co.uk

www.seths.co.uk

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.