

Beatrice Road, Leicester

- No Upward Chain
- Living room
- Two double Bedrooms
- Tenant in Situ, Ideal for Investors
- Excellent road and Public Transport links to the City
- Reception room
- Kitchen
- Modern Shower room
- Local Shops, Schools and Amenities
- 360 Virtual Tour

£170,000

Tenure: Freehold

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Beatrice Road, Leicester

DESCRIPTION

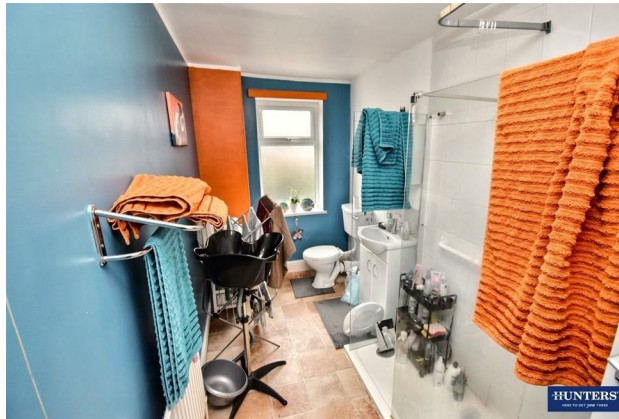
Located on Beatrice Road in Leicester, this charming Victorian-style terraced house presents an excellent opportunity for first-time buyers and savvy investors alike. With no upward chain, this property is ready for you to move in or to continue generating rental income, as a tenant is already in situ.

The home boasts two spacious double bedrooms, providing ample space for relaxation and rest. The two reception rooms include a delightful lounge-diner, which serves as the heart of the home, perfect for entertaining guests or enjoying family meals. The modern fitted kitchen is both stylish and functional, catering to all your culinary needs.

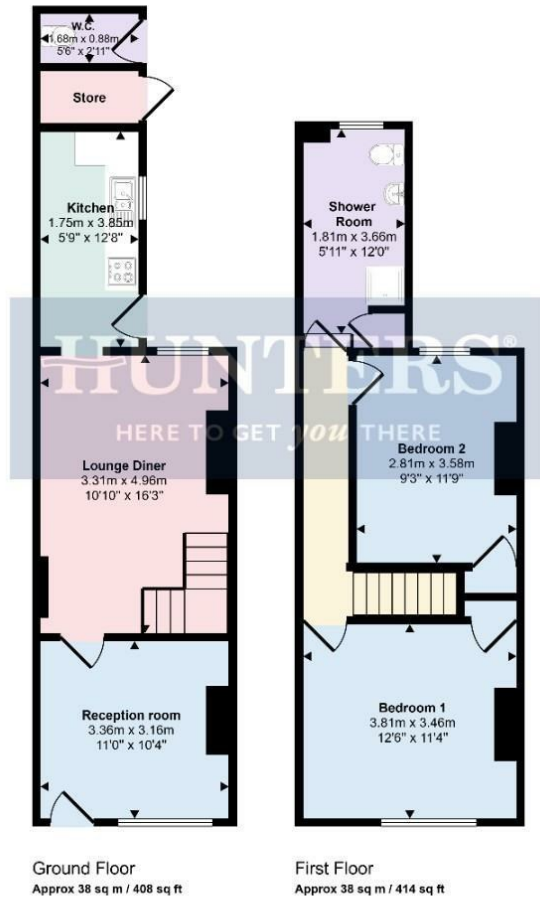
Completing the interior is a contemporary three-piece shower room, designed for convenience and comfort. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, you will find a patio-paved garden that requires minimal maintenance, allowing you to enjoy outdoor space without the hassle of extensive upkeep. The location is particularly advantageous, offering great access to the city centre, local shopping, schools, and various amenities.

For those interested in exploring this lovely home further, a 360-degree virtual tour is available. Please contact Hunters Estate Agents in Wigston to arrange your viewing and discover all that this delightful property has to offer.



Approx Gross Internal Area
76 sq m / 822 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

Tel: 0116 366 0660 Email:

wigston@hunters.com <https://www.hunters.com>



Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		82	(81-91) B
(69-80) C			(69-80) C
(55-68) D	59		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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