



**Westleigh Road, Leicester LE3 0HH**

**welcome to**

**Westleigh Road, Leicester**

High-Yielding Investment Opportunity. Mid-terraced three storey house converted into four self-contained flats Refurbished to a high standard with fitted kitchens and bathroom suites. Communal Garden. Ideal investment opportunity with substantial yield potential



### **Flat One ( Ground Floor )**

#### **Lounge/Bedroom**

13' 9" x 13' 8" ( 4.19m x 4.17m )

Double glazed window to the front and radiator.

#### **Kitchen**

12' x 6' 10" ( 3.66m x 2.08m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob.

#### **Bathroom**

Bath with shower over, WC, hand wash basin and towel rail.

#### **Council Tax Band & E P C**

Council Tax Band: A. EPC Rating: D

### **Flat Two ( Ground Floor )**

#### **Lounge/Bedroom**

13' 9" x 13' 8" ( 4.19m x 4.17m )

Double glazed window and radiator.

#### **Kitchen**

12' x 6' 10" ( 3.66m x 2.08m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob.

#### **Bathroom**

Bath with shower over, WC, hand wash basin and towel rail.

#### **Council Tax Band & E P C**

Council Tax Band: A. EPC Rating: D

### **Flat Three ( First Floor )**

#### **Lounge**

15' x 13' 11" ( 4.57m x 4.24m )

Double glazed window to the rear and radiator.

#### **Kitchen**

15' 3" x 7' 6" ( 4.65m x 2.29m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob. Double glazed window to the side.

### **Bedroom One**

13' 4" x 11' 10" ( 4.06m x 3.61m )

Double glazed window to the front and radiator.

### **Bedroom Two**

10' 3" x 9' 1" ( 3.12m x 2.77m )

Double glazed window to the front and radiator.

### **Bathroom**

Double glazed window to the side, bath with shower over, hand wash basin and radiator.

### **Separate W C**

With WC.

#### **Council Tax Band & E P C**

Council Tax Band: A. EPC Rating: C

### **Flat Four (second Floor)**

#### **Lounge/Kitchen**

15' 9" x 13' 7" ( 4.80m x 4.14m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob. Double glazed window to the rear and radiator.

### **Bedroom**

14' x 13' 4" ( 4.27m x 4.06m )

Double glazed window to the front

### **Bathroom**

Double glazed window to the front, bath with shower over, WC, hand wash basin and towel rail.

#### **Council Tax Band & E P C**

Council Tax Band: A. EPC Rating: C

### **Communal Garden**

A beautifully maintained communal garden, perfect for residents to relax and socialise.

### **Agents Note**

The vendor is selling the Freehold title which is made up of four individual flats. The individual flats are not currently registered with land registry. Please make enquires with the branch and seek guidance in respect of any lending requirements. Your conveyancer can advise you on this type of purchase and timeframes involved



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welcome to

## Westleigh Road, Leicester

- Mid Terraced
- 4 Self-Contained Flats
- High-Standard Refurbishment
- Communal Garden
- High-Yield Investment Opportunity

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LHS119881 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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