

FREEHOLD



House - Terraced (EPC Rating:)

**WILBERFORCE ROAD, WESTCOATES,
LEICESTER, LE3 0GT**

PRICE :

£159,950

SETHS



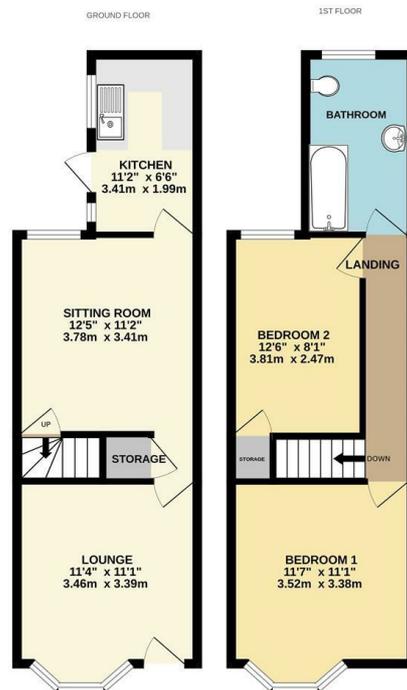
2 Bedroom House - Terraced located

***** INVESTMENT OPPORTUNITY - TWO BEDROOMS, TERRACED - WESTCOTES *****

Seths Estate Agents are delighted to offer to the market this three-bedroom terraced house on Wilberforce Road, located just off Narborough Road in Leicester. This property benefits from front and rear gardens and is currently tenanted, making it an ideal investment opportunity.

The home comprises two spacious reception rooms, a fitted kitchen with access to the rear garden, two bedrooms, and a first-floor bathroom. Currently rented until 30th June next year and achieving £975pcm, this is a strong buy-to-let prospect in a popular rental location.

Please contact Seths to arrange a viewing.



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 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. Made with Metaplan (2022)

Council Tax Band

A

Energy Performance Graph

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

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.