

FREEHOLD



House - Terraced (EPC Rating: C)

Loughborough Road, Belgrave, Leicester, LE4
5LH

Offers Over

£225,000

 SETHS

 4  2  1  C

4 Bedroom House - Terraced located in Leicester

*** INVESTMENT OPPORTUNITY - BELGRAVE - TWO FLATS - £1,550 EXPECTED RENT***

Seths Estate Agents are pleased to present this substantial three-bedroom property on Loughborough Road, opposite Checketts Road, currently configured as two self-contained flats and potentially an expected rental income of approximately £1,550 PCM (£700 PCM ground floor and £800 PCM first floor). An ideal ready-made investment opportunity in the ever-popular Belgrave area of Leicester.

The ground floor comprises a newly refurbished one-bedroom flat, offering a lounge, hallway with access to a useful basement, double bedroom, modern fitted kitchen with wall and base units, worktops and gas cooker, and a bathroom with bath and shower over, wash basin and W.C.

The first-floor maisonette is arranged over the upper level and provides two spacious bedrooms, lounge, newly fitted kitchen with wall and base units, worktops and gas cooker, and a bathroom with bath and shower over, wash basin and W.C. Skylight windows enhance natural light to the upper accommodation.

Externally, the property benefits from a communal garden to the rear.

Conveniently situated on Loughborough Road, the property is ideally positioned for local shops, restaurants and amenities, with excellent transport links via the A46 and easy access to Leicester City Centre.

A fantastic opportunity for investors seeking a property in a strong rental location with income potential from day one.

Contact Seths to arrange a viewing

GROUND FLOOR FLAT

Separate access to first floor flat: Door at front allows access to hallway with stairs leading to first floor flat

LOUNGE

Accessed upon entry into the property, carpeted flooring, radiator, double glazed window facing the front aspect

HALLWAY

Leading from the lounge and providing access to the basement and bedroom. The hallway continues through to the kitchen.

BEDROOM ONE

Carpeted flooring, radiator, double glazed window facing the rear aspect

KITCHEN

Newly fitted kitchen comprising a range of wall and base units with worktops over, sink unit, and gas cooker. Positioned to the rear of the property and providing access to the bathroom via lobby double glazed window faces the side aspect

LOBBY

allows access to communal garden and bathroom

BATHROOM

Fitted with a bath with shower over, wash hand basin, and W.C.

BASEMENT

Accessible from the hallway, offering additional storage space.

FIRST FLOOR FLAT

ENTRANCE

Accessed via a private entrance with a staircase leading to the first floor.

LANDING

Allows access to all rooms on the first floor, stairs lead to the second floor bedrooms

LOUNGE

Carpeted flooring, radiator, double glazed window facing the front aspect

KITCHEN

Newly fitted kitchen comprising wall and base units with worktops over, sink unit, and gas cooker, double glazed window facing the rear aspect aspect.

BATHROOM

Fitted with a bath with shower over, wash hand basin, and W.C, double glazed window faces the side aspect

SECOND FLOOR

BEDROOM TWO

A spacious bedroom located on the first floor, benefiting from a skylight window, carpeted flooring, radiator.



BEDROOM THREE

A further spacious bedroom with skylight window, carpeted flooring, radiator.

OUTSIDE

The property benefits from a communal garden at the back.

FREEHOLD

COUNCIL TAX BAND - A FOR BOTH FLATS

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D for first ground floor flat - C for first floor flat

Council Tax Band: A For Both Flats (Leicester)

Council Tax Rate: £1,605.15

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband





GROUND FLOOR

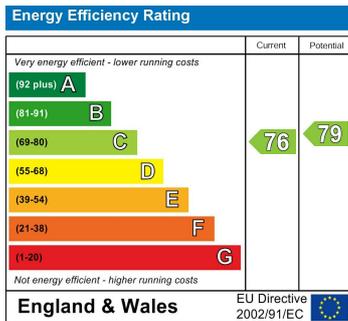


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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