



St. Albans Road, Leicester

£375,000 Freehold

Investment opportunity offering a mid-terraced property with a separate coach house, generating a combined income of £33,600 per annum, ideally located for Leicester centre and local universities.

Council Tax band: TBD

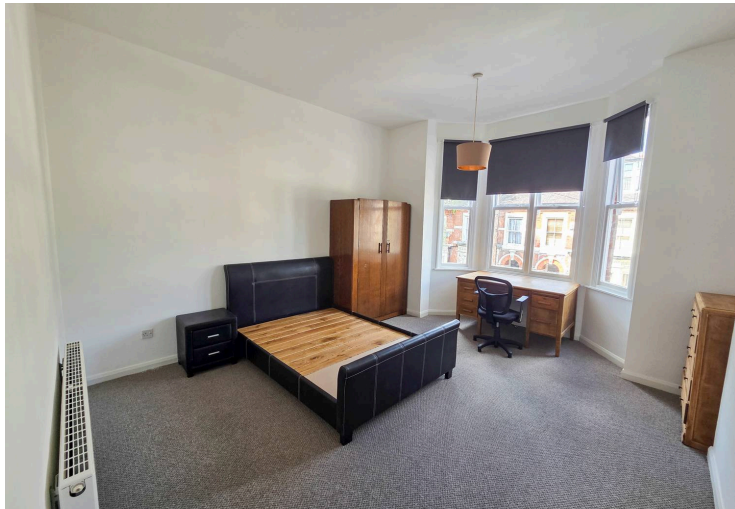
Tenure: Freehold

EPC Energy Efficiency Rating: E



0116 274 5544





Main House

Entrance Hall

Stairs to the first floor, under-stairs storage cupboard, lino flooring, and radiator.

Communal Sitting Room

15' 5" x 13' 11" (4.71m x 4.25m)

Window to rear elevation, door to side elevation. Stainless steel sink and drainer unit, range of wall and base units with work surfaces over, built-in oven and electric hob, and built-in dishwasher.

Ground Floor Bedroom Four / Reception Room

10' 6" x 9' 8" (3.19m x 2.94m)

Window to rear elevation and radiator.

Bedroom One

15' 7" x 13' 10" (4.74m x 4.22m)

Bay window to front elevation and radiator.



Bedroom Two

10' 2" x 9' 11" (3.10m x 3.01m)

Window to rear elevation and radiator.

Bedroom Three

16' 5" x 8' 4" (5.00m x 2.53m)

Window to front elevation and radiator.

Bathroom

9' 10" x 5' 7" (3.00m x 1.69m)

Window to rear elevation, bath with mixer tap shower attachment, wash hand basin, low-level WC, and heated towel rail.

Shower Room

6' 0" x 5' 7" (1.82m x 1.70m)

(narrowing to 0.8m). Window to rear elevation. Shower cubicle, low-level WC, wash hand basin, lino flooring, and heated towel rail.

Coach House

Open Plan Living/Kitchen/Dining Room

24' 2" x 12' 5" (7.37m x 3.78m)

(narrowing to 2.4m). Stairs to the first floor. Sink and drainer unit, wall and base units with work surfaces over, built-in oven and electric hob with filter hood over, plumbing for washing machine. The living area includes a double-glazed door and window on the front elevation and storage heaters.

Shower Room

8' 4" x 3' 5" (2.54m x 1.04m)

Shower cubicle, wash hand basin, low-level WC, and heated towel rail

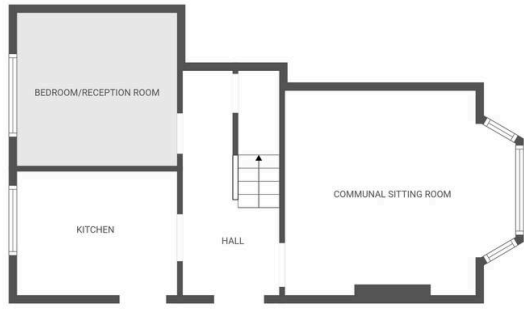
First Floor Bedroom

15' 3" x 12' 6" (4.66m x 3.80m)

Double-glazed window to front elevation and wall heater.

Garden

Paved courtyard seating area.

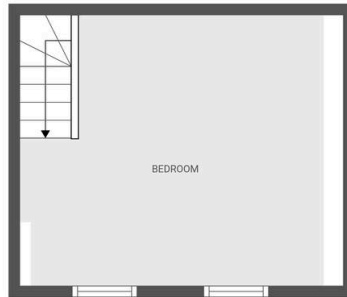


Ground floor

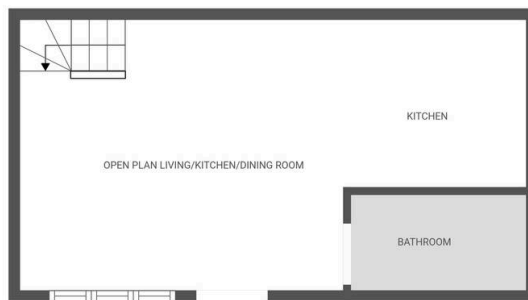


1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



1st floor



Ground floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

We'll keep you moving...



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