

FREEHOLD



House - Terraced (EPC Rating: )

**MYRTLE ROAD, HIGHFIELDS, LEICESTER, LE2  
1FT.**

**PRICE:**

**£199,950**

**SETHS**



# 2 Bedroom House - Terraced located in Leicester

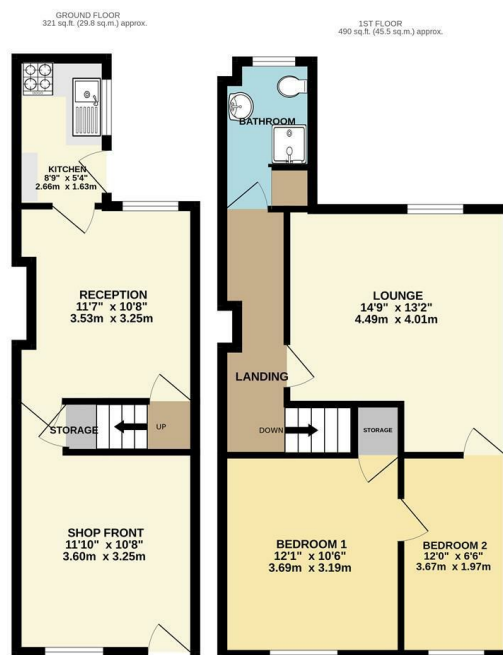
\*\*\* INVESTMENT OPPORTUNITY - SPLIT USE PROPERTY - UPGRADING WORKS REQUIRED - NO ONWARD CHAIN \*\*\*

Seths Estate Agents are pleased to bring to market this split-use investment opportunity located on Myrtle Road in the Highfields area of Leicester. The property is in need of upgrading works throughout, presenting a fantastic opportunity for investors looking to add value to a versatile commercial and residential asset. Offered to the market with no onward chain.

The property briefly comprises a ground floor shop front with a separate reception room and a kitchen with access to a small rear yard, alongside a self-contained first floor flat accessed via its own separate staircase, offering generous and versatile living accommodation comprising a landing, two bedrooms, a lounge, and a bathroom.

With independent access to both the commercial space and residential flat, this property offers excellent scope for an investor to either let both elements separately or refurbish to create a strong dual-income opportunity, subject to the necessary permissions.

Contact Seths to arrange a viewing.



TOTAL FLOOR AREA: 810 sq.ft. (75.3 sq.m.) approx.  
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 their general purposes only and should be used as such for any prospective purchase. The services, appliances and equipment shown here has been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropac CDS2.

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<br>2002/91/EC |         |           |

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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.