

FOR SALE

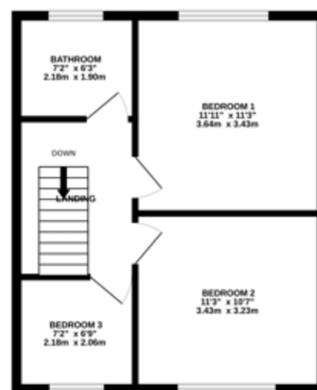
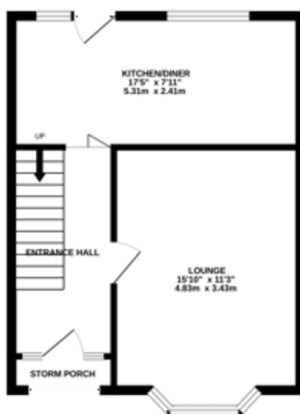
3 Bed End Terrace House in Beatrice Road, Leicester, LE3 9FF
£185,000

A three-bedroom end-terrace property in the popular Newfoundpool area of Leicester, offered with a reliable and professional tenant in situ, making it an ideal investment opportunity. The accommodation comprises a front garden, lounge, and a kitchen/diner to the ground floor, with three bedrooms and a bathroom to the first floor. To the rear is a private yard. Priced to sell, this is a fantastic opportunity for investors seeking immediate rental income.



GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee, as to their quantity or efficiency can be given. Made with floorplan 02028

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Three-bedroom end-terrace property
- Tenant in situ – reliable and professional occupant
- Ideal investment opportunity
- Spacious lounge
- Kitchen/diner
- Three well-proportioned bedrooms
- Family bathroom

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

