

FREEHOLD



House - Terraced

# MARFITT STREET LEICESTER LE4 6RN

**PRICE:**  
**£200,000**

## FEATURES

- Two Bedroom
- Two Reception Rooms
- Potential to Extend (STP)
- Double Glazing
- Garden
- Mid Terraced
- Ideal Investment Opportunity
- Belgrave
- Gas Central Heating
- Viewings By Appointment Only



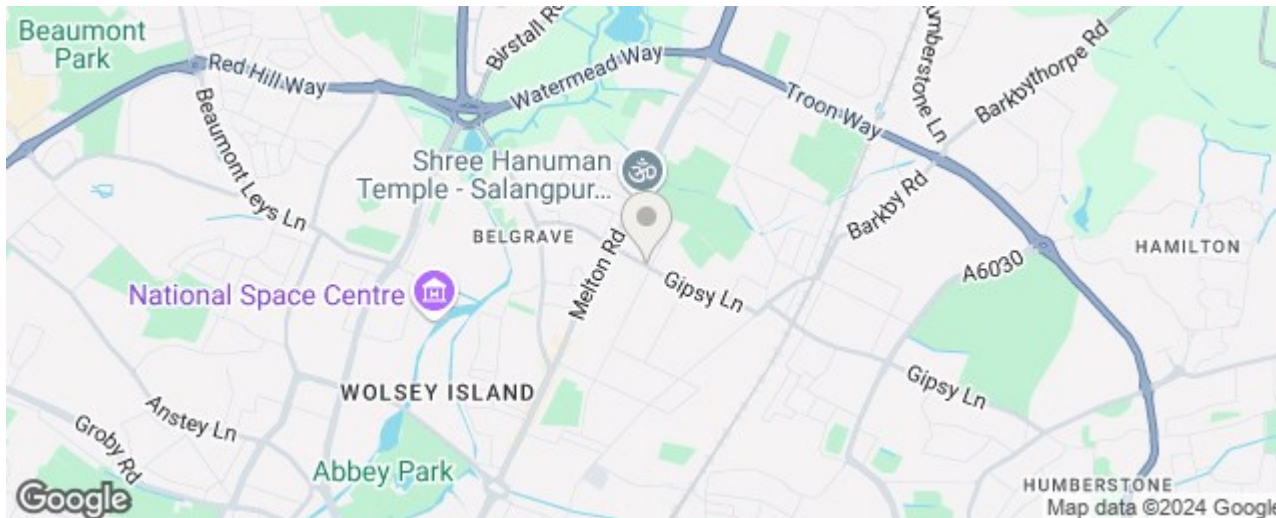
 **SETHS**

# 2 Bedroom House - Terraced located in Leicester

\*\*\* TWO-BEDROOM TERRACED - BELGRAVE - CURRENTLY RENTED AT £750 PCM \*\*\*

Seths is presenting a 2-bedroom terraced house on Marfitt Street, Belgrave. The property features a bay-fronted lounge leading to a sitting room with a gas fireplace. The kitchen provides access to a partially paved garden with a brick-built shed and an outside toilet. Upstairs, there are two generously sized bedrooms and a family bathroom. The front of the property includes a small, enclosed garden, offering added privacy. Ideal for investors seeking a property with immediate rental potential.

Please Call Seths Today to Arrange A Viewing - 0116 266 9977.



Call us on

0116 266 9977

[sales@seths.co.uk](mailto:sales@seths.co.uk)

[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band

A

## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>52</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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.

