



Grace Road, Leicester

- Two Double Bedrooms
- Ideal investment with Tenants in Situ
- Gas central heating and double glazing
- Excellent public transport links to the city
- Victorian Style terraced home
- Local shops, schools and amenities
- Lounge and dining room
- Conveniently located for the city and local sporting arenas

£199,950

Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

Grace Road, Leicester

DESCRIPTION

Investment Opportunity – Tenant in Situ Paying £975 PCM – Two Double Bedrooms – Character Terrace – Excellent City Links

Offering an excellent opportunity for investors, this attractive Victorian mid-terraced home is available with a tenant already in situ and generating an income of £975 PCM. Combining period character with practical modern living, the property is ideally positioned for access to Leicester city centre, local amenities, sporting arenas, and excellent transport connections.

The home welcomes you through a bright and comfortable living room, where a feature fireplace creates a warm focal point and a cosy atmosphere. Beyond, the separate dining room provides additional reception space, perfect for everyday living and entertaining, while retaining further character features and useful storage.

The fitted kitchen is well arranged with a range of wall and base units, integrated cooking appliances, and direct access to the rear garden, creating a practical and functional space for modern lifestyles.

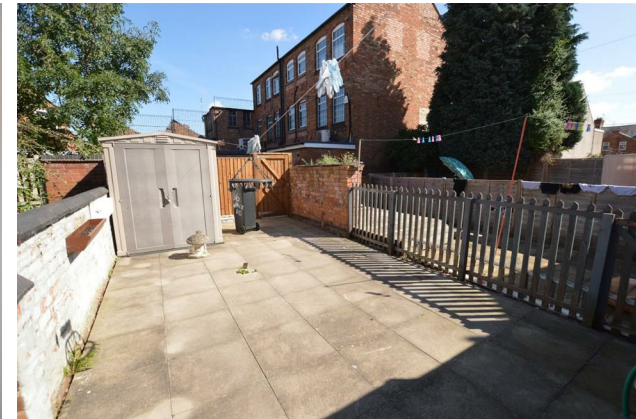
To the first floor are two genuine double bedrooms, both offering comfortable accommodation with plenty of natural light and flexibility for tenants, professionals, couples, or small families. The bathroom is fitted with a white suite including a bath with shower, providing a clean and practical space.

Outside, the enclosed rear garden offers a low-maintenance outdoor area with paved seating space, a useful shed, and rear pedestrian access.

Further benefits include gas central heating and double glazing.

Situated in a convenient location close to local shops, supermarkets, schools, sporting facilities, and everyday amenities, the property enjoys excellent public transport links and road access to the city and surrounding areas, making it an attractive proposition.

Whether you're looking to expand your portfolio or secure a ready-made investment with immediate income Contact Hunters today to arrange further information or book your viewing.



Ground Floor



First Floor



Total area: approx. 62.5 sq. metres (672.2 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan herea, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

Tel: 0116 366 0660 Email:

wigston@hunters.com <https://www.hunters.com>



Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales	
				

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

HUNTERS
HERE TO GET *you* THERE