

FOR SALE

RESIDENTIAL INVESTMENT

73 & 75 Norwich Road Leicester LE4 0LR

- 2 Modern 2 Bedroom Townhouses
- Off Road Parking
- FGCH and uPVC Double Glazing
- Residential Investment - £11,400 pax.



➤ **PRICE: £190,000**

Description:

Kal Sangra Shonki Brothers Ltd are pleased to offer this pair of recently built 2 bedroom town houses with full gas central heating and uPVC double glazing.

Location:

The properties are located of Parker Drive and near to Blackbird Road.

Accommodation and Tenancies:

73 Norwich Road:

Accommodation:

Ground Floor: Lounge, kitchen/diner, cloakroom.

First Floor: 2 bedrooms, bathroom

Outside: Front block paved garden suitable for off road parking for 2 cars, rear garden.

Tenancy:

12 months Assured Shorthold Tenancy from 01.01.14 at £475 pcm (5,700 pa) exc.

75 Norwich Road:

Accommodation:

Ground Floor: Lounge, kitchen/diner, cloakroom.

First Floor: 2 bedrooms, bathroom

Outside: Front block paved garden suitable for off road parking for 2 cars, rear garden.

Tenancy:

12 months Assured Shorthold Tenancy from 01.01.14 at £475 pcm (5,700 pa) exc.

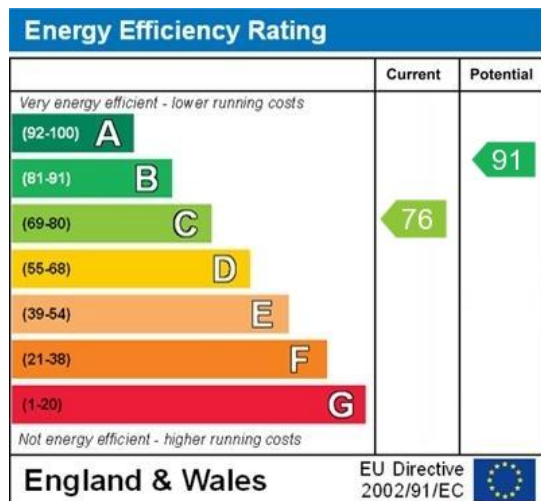
Current Total Rental Income: £950 pcm (£11,400 pa) exc.

Tenure:

Freehold, subject to existing tenancies.

Energy Performance Certificates:

Each property has an energy performance rating of 76 – Band C.



Viewing:

By appointment through the selling agents.

PRICE: £190,000

Important Information:

All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety:

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.