



## Offers Over £350,000

### Severn Street, Leicester, LE2 1BA

- Student Six Share Accommodation
- Large Fitted Kitchen
- Six Letting Bedrooms
- GCH, EPC D, C/Tax C & Freehold
- Income £38,220 PA excl bills
- HMO Licensed Three Storey Villa
- Communal Living / Dining Room
- One Bathroom & One Shower Room
- Close To Leicester University
- Let until 31st July 2026



**A CONTEMPORARY SIX BED HMO STUDENT ACCOMMODATION, PROVIDING AN IDEAL INVESTMENT OPPORTUNITY** currently let until July 2026

This spacious three storey Villa is superbly situated off London Road, within a short walk of Leicester University, being well served for the city centre, Leicester Train Station & an array of bars, bistros & boutiques in nearby Clarendon Park.

This modern & well appointed living accommodation is being offered as a going concern, let until 31st July 2026 and generating £38.220 PA bills excluded. The property briefly comprises, entrance hall, communal living room, large fitted kitchen, six letting bedrooms and two bathrooms.

**EARLY VIEWING HIGHLY RECOMMENDED, CALL BARKERS 0116 270 9394.**

#### **PORCH**

Porch with door leading to:



#### **ENTRANCE HALLWAY**

Laminate flooring, radiator, smoke alarm, spotlights, emergency light, cellar access:



#### **BEDROOM ONE**

Radiator and bay window to front aspect:



#### **COMMUNAL LOUNGE**

**14'11" x 11'3" (4.57 x 3.45 )**

Radiator, smoke alarm, feature fire and double glazed window to rear aspect:





**ASPECT TWO**



**ASPECT TWO**



**FITTED KITCHEN**

**23'4" x 8'8" (7.12 x 2.66 )**

Modern fitted kitchen with tiled flooring and variety of white base, upper and drawer units with two integrated ovens, electric hob with extractor over, two sink/drainers, two fridge/freezers, tumble dryer washing machine . Wall mounted 'Worcester' boiler, three double glazed windows to side aspect:

**OUTER LOBBY**

UPVC door leading to rear garden:



**GROUND FLOOR SHOWER ROOM**

**6'11" x 7'8" (2.13 x 2.34)**

Comprising of a wash hand basin with mixer tap, WC, chrome towel rail, fully tiled flooring. Separate shower cubicle with mixer shower. Obscured double glazed window to side aspect



#### **FIRST FLOOR LANDING**

Emergency light and access to second floor:



#### **BEDROOM THREE**

**15'1" x 11'4" (4.60 x 3.47 )**

Radiator and double glazed window to rear elevation:



#### **BEDROOM TWO**

**15'11" x 11'3" (4.86 x 3.45)**

Radiator and three windows overlooking front elevation:



#### **BEDROOM FOUR**

**13'5" x 8'8" (4.09 x 2.66 )**

Radiator and double glazed windows to side and rear aspect:

#### **STUDY ROOM**

**11'5" x 6'6" (3.48 x 2.00)**

Radiator, fitted under stairs storage, window to front elevation, study room not to be used as a bedroom



#### **BATHROOM**

**8'11" x 5'0" (2.74 x 1.54 )**

Comprising of a wash hand basin with mixer tap, WC. Bath with electric shower over.. Chrome towel rail, fully tiled flooring and part tiled walls. Two double glazed windows to side elevation:



#### **BEDROOM FIVE**

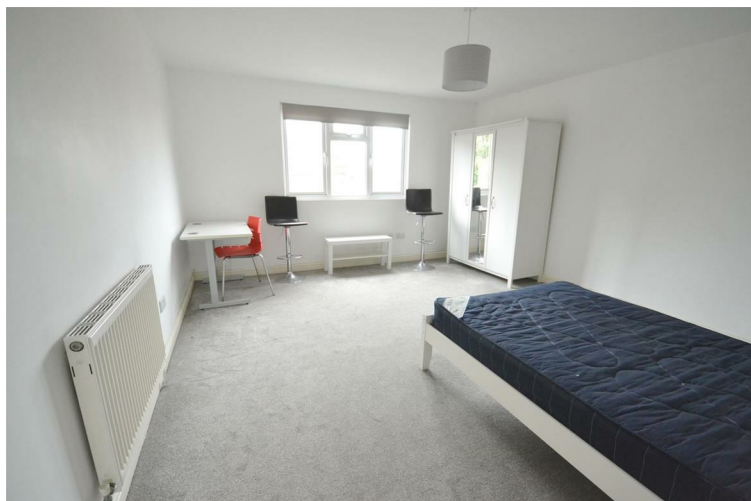
**13'5" max x 17'1" max (4.09 max x 5.22 max )**

Fitted wardrobe, radiator and double glazed windows to front elevation:



#### **SECOND FLOOR LANDING**

Velux window and emergency light:



#### **BEDROOM SIX**

**15'5" x 14'6" (4.72 x 4.43 )**

Radiator and double glazed window to rear elevation:

#### **OUTSIDE**

The property benefits from courtyard rear garden and a front forecourt:

#### **FREE VALUATION**

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

#### **GENERAL REMARKS**

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The



property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.

Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

#### MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

#### MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

#### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm

Saturday 9am - 4pm



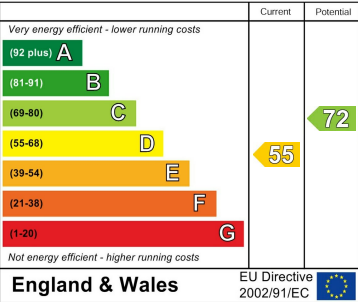
1ST FLOOR



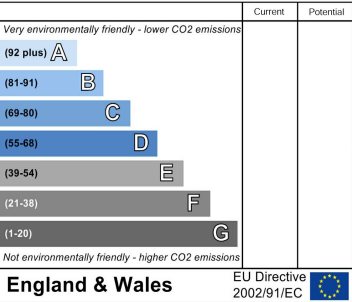
2ND FLOOR



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



# Barkers

Est.1985

**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

