



Guide Price £500,000

Ashleigh Road, West End, Leicester, LE3 0FA

- Student Accommodation
- Eight Letting Bedrooms (Currently Let as 4 Share)
- Three Bathrooms
- GCH, EPC D & Council Tax Band C
- Rental Potential £37,100 PA exclu Bills
- Fitted Kitchen / Diner / Living
- Kitchenette to Second Floor
- Front & Rear Gardens
- Freehold Property
- Ideal Buy To Let Investment



SUBSTANTIAL STUDENT LET SHARED ACCOMMODATION | A HANDSOME FOUR STOREY VICTORIAN VILLA

Superbly situated in the popular WEST END city suburb of Leicester being well served for De Montfort University, Railway Station, the city centre & the popular Braunstone Gate with an array of everyday local amenities. This spacious student accommodation would provide an ideal BUY TO LET INVESTMENT OPPORTUNITY is currently let as a FOUR SHARE and historically LET as an 8 Share HMO property. The accommodation briefly comprises, fitted kitchen/diner/living, second kitchenette, eight letting bedrooms, three bathrooms, additional wc, enclosed courtyard garden and Den. Offering Rental Potential £37,100 PA exclu Bills

VIEWING HIGHLY RECOMMENDED WITH GOOD RENTAL POTENTIAL | 24 HOURS NOTICE REQUIRED



BEDROOM ONE

16'9 (into bay) x 16'3 (5.11m (into bay) x 4.95m)

Comprising feature fireplace with period wood surround, solid wood floor, radiator and bay window to front elevation:



ENTRANCE HALLWAY

Featuring Inner porchway, tiled hallway, radiator, stairs to first floor & cellar access:



BEDROOM TWO

14'9 x 13,5 (4.50m x 3.96m, 1.52m)

Comprising feature fireplace with period wood surround, solid wood floor, radiator and full length windows and French door to rear elevation:

CELLAR

Cellar access: housing gas and electrics :



FITTED KITCHEN DINER LIVING
20'85 x 8'4 (6.10m x 2.54m)

Fitted with a matching range of cream base, wall, larder & drawer units, with wood veneer style work tops over and breakfast bar, stainless steel sink unit, brick tiled splashbacks, two single electric ovens, four ring halogen hobs, space for appliances, wall mounted 'Worcester' combi boiler, radiator, dual aspect windows to side elevation with door to courtyard garden:

WC

Downstairs wc and wash hand basin:

LOBBY

Door to garden and access to wc:

FIRST FLOOR LANDING

Turned landing and stairs to second floor:



BATHROOM

9 x 5'3 (2.74m x 1.60m)

Comprising panelled bath with mixer shower over pedestal sink, wc, tiling, radiator and window to front elevation:



BEDROOM THREE

17 (bay) x 15'8 (5.18m (bay) x 4.78m)

Radiator & box bay window to front elevation:



BEDROOM FOUR

15'9 x 13'6 (4.80m x 4.11m)

Cast iron feature fireplace, radiator & window to rear aspect:



BEDROOM FIVE

10'9 x 10'7 (3.28m x 3.23m)

Radiator and dual aspect windows to rear elevation:



KITCHEN

9'02 x 5'3 (2.79m x 1.60m)

Comprising a range of cream base & wall units with work surface over, sink & drainer and two ring halogen hob, space for appliances and window to front elevation



BATHROOM SUITE

Comprising panelled bath, double walk-in shower cubicle fitted with 'Mira shower, pedestal sink, wc, radiator & windows to side elevation:

SECOND FLOOR LANDING

Turned staircase, with stairs to third floor:



BEDROOM SIX

15'3 x 13'7 (4.65m x 4.14m)

Radiator and secondary glazed window to front elevation:



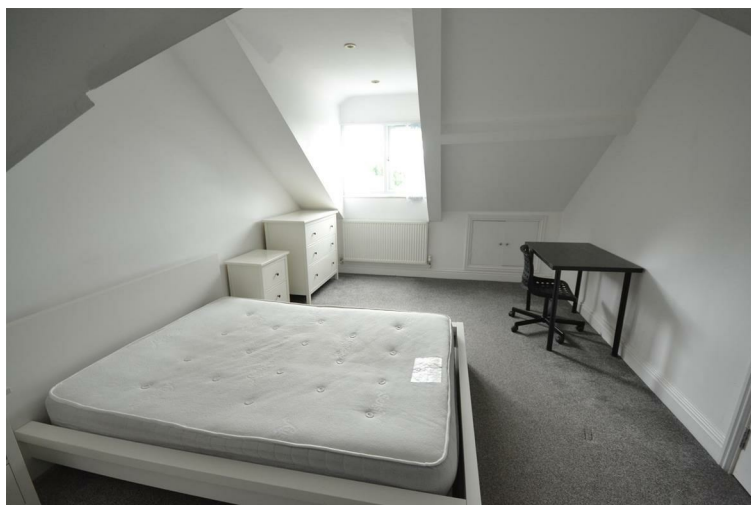
BEDROOM SEVEN

14 x 11'2 (4.27m x 3.40m)

Radiator and double glazed window to rear elevation:

THIRD FLOOR

With eaves storage:



BEDROOM EIGHT

22'6 (max) x 11'3 (6.86m (max) x 3.43m)

Radiator, eaves storage and double glazed dormer to rear elevation:

SHOWER ROOM

Corner shower cubicle, wash hand basin fitted to vanity unit, wc and chrome heated towel rail:

OUTSIDE

There is a low maintenance front forecourt garden, with low level boundary walls & the rear elevation extends to an enclosed walled courtyard garden with gate to rear lane / driveway:

GARAGE CONVERSION / DEN

Converted garage used as chill room, Outbuilding could be redeveloped to provide a self-contained unit subject to planning.

FIXTURES & FITTINGS

The property is offered furnished £POA:

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.

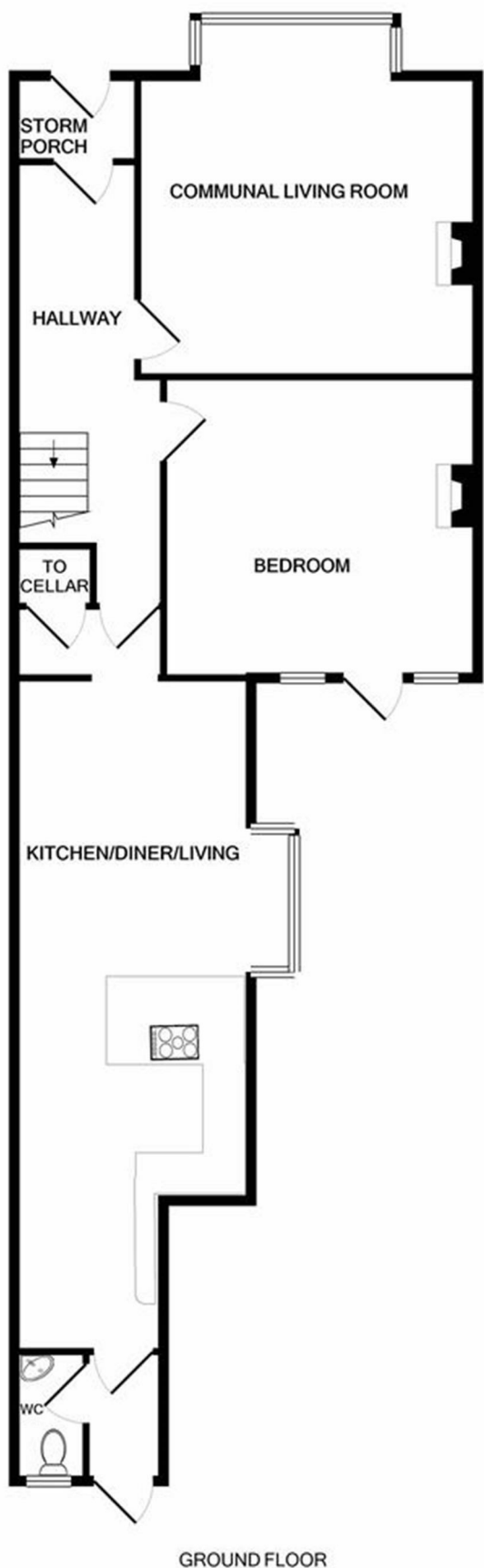
VIEWING TIMES

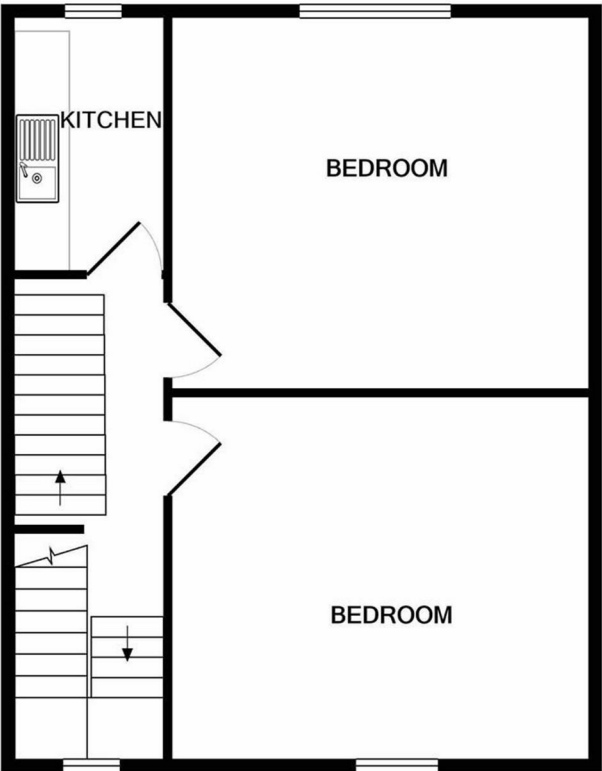
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

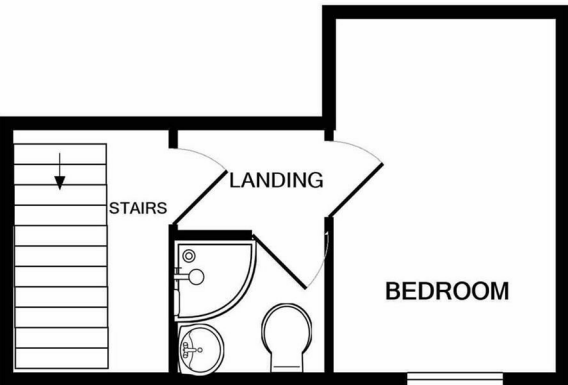
Monday to Friday 9am -5.30pm

Saturday 9am - 4pm

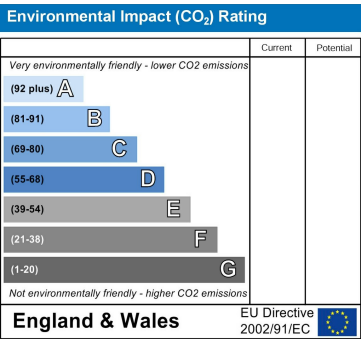
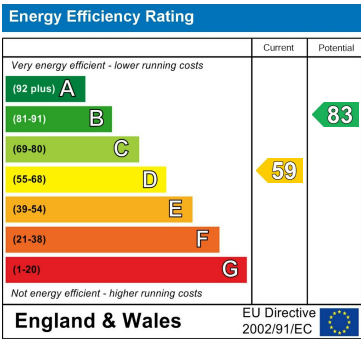




2ND FLOOR



3RD FLOOR



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

