



## Offers Over £595,000

**Evington Road, Evington, Leicester, LE2 1HF**

- 10 Bed Student HMO
- Fully Fitted Kitchen
- Three Bathrooms / Showers
- Tenanted Until 30/6/22
- Cash Buyers Only
- Communal Living Room
- Ten Double Bedrooms
- £54,000 PA Income Gross
- DG, GCH, EPC D & Freehold
- Early Viewing Recommended



AN ATTRACTIVE & WELL PRESENTED TEN BED HMO STUDENT ACCOMMODATION LET UNTIL 2022 and Ideally situated off London Road within walking distance of University of Leicester, City Centre, HS Train Station, Victoria Park & the vibrant Queens Road shopping parade with its array of specialist boutiques, bars & bistros. This well appointed living accommodation is currently let to TEN STUDENTS until 30/6/22, subject to a valid HMO License and generating a Rental Income of £54,000 PA Gross (£48,240 Net). The property would provide an ideal Investment Opportunity & benefits from GCH, DG, EPC D and briefly comprises, entrance hallway, fitted kitchen / diner, communal lounge, ten letting bedrooms. three shower/bathrooms, cellar/games room & rear courtyard garden. EARLY VIEWING IS HIGHLY RECOMMENDED.

### CELLAR

#### Games Room

24'6 x 15'1 (7.47m x 4.60m)

Window to rear, stairs.

Stairs, open plan

### GROUND FLOOR

Open plan, door to:

Stairs, door to:



#### Kitchen

16'7 x 11 (5.05m x 3.35m)

Window to rear, open plan, door to:



#### Lounge Area

16'7 x 9'11 (5.05m x 3.02m)

Window to front, two windows to side, door to:



#### Bedroom 1

13 x 6'8 (3.96m x 2.03m)

Window to side, door to:

#### Bedroom 2

13 x 5'8 (3.96m x 1.73m)

Window to side, Storage cupboard, double door, door to:

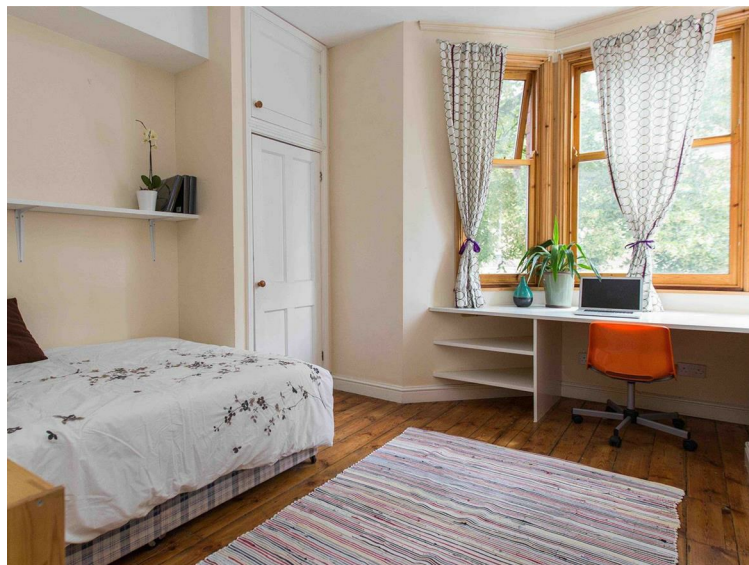
#### Shower Room

### SECOND FLOOR

Window to side, Storage cupboard, stairs, open plan, door to:



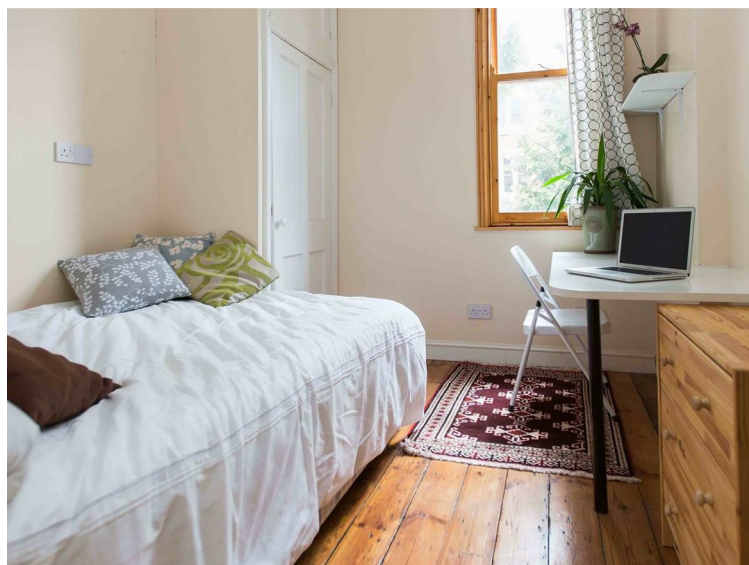
**Bedroom 3**  
**9'11 x 9 (3.02m x 2.74m)**  
Storage cupboard, door to:



**Bedroom 5**  
**11'3 x 6'8 (3.43m x 2.03m)**  
Window to side, Storage cupboard, door to:



**Bedroom 4**  
**13'3 x 11 (4.04m x 3.35m)**  
Window to rear, Storage cupboard, door to:

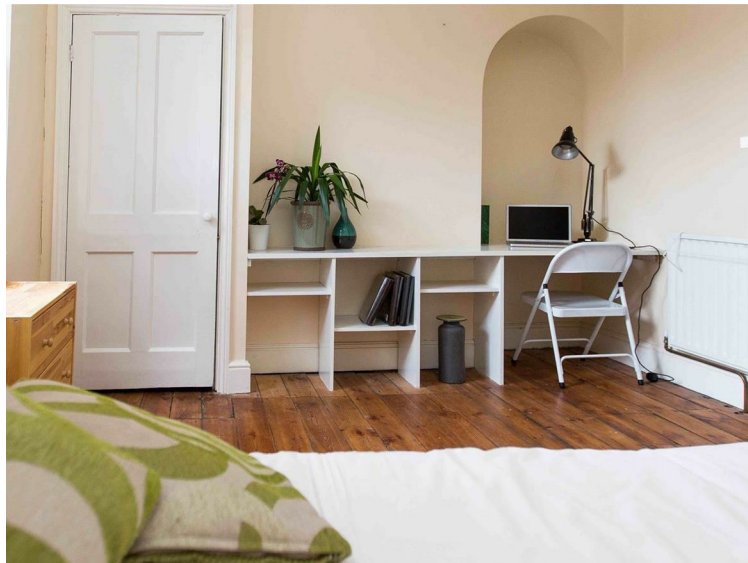


**Bedroom 6**  
**10'7 x 9'11 (3.23m x 3.02m)**  
Window to front, two windows to side, Storage cupboard, door to:



**Bathroom**

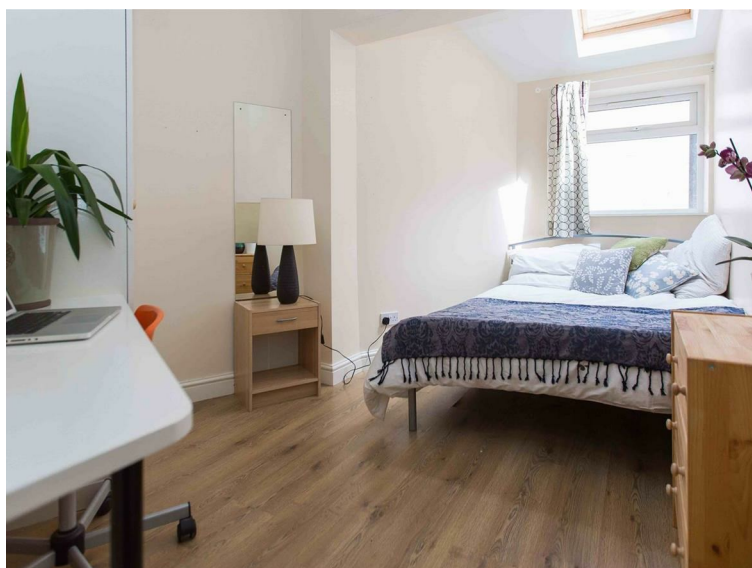
Window to side, Storage cupboard, two doors and concealed combi boiler



**Bedroom 8**

**10'7 x 9'11 (3.23m x 3.02m)**

Window to front, Storage cupboard, double door, door to:



**Bedroom 7**

**9'11 x 9 (3.02m x 2.74m)**

Window to front, Storage cupboard, door to:



**Bedroom 9**

**10'7 x 10'7 (3.23m x 3.23m)**

Window to rear, door to:



**Bathroom**

#### FOURTH FLOOR

##### Bedroom 10

17'3 x 7'11 (5.26m x 2.41m)

Two windows to side, door.

#### 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.

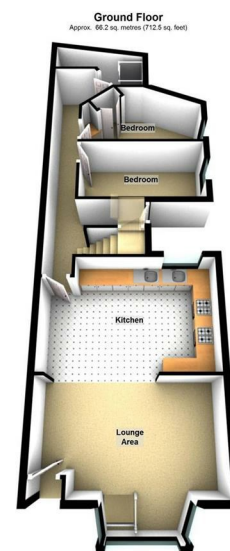
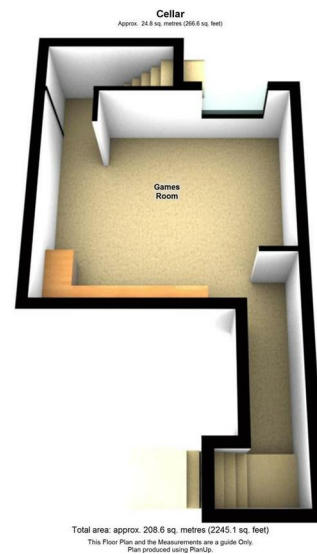
Hours of Business:

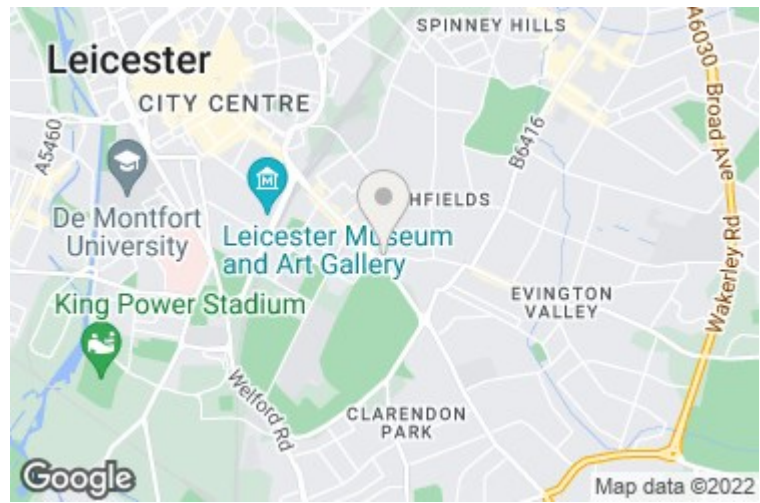
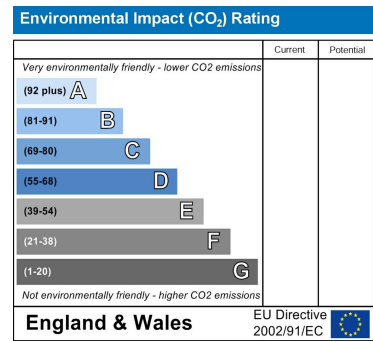
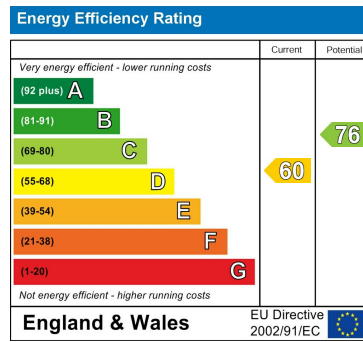
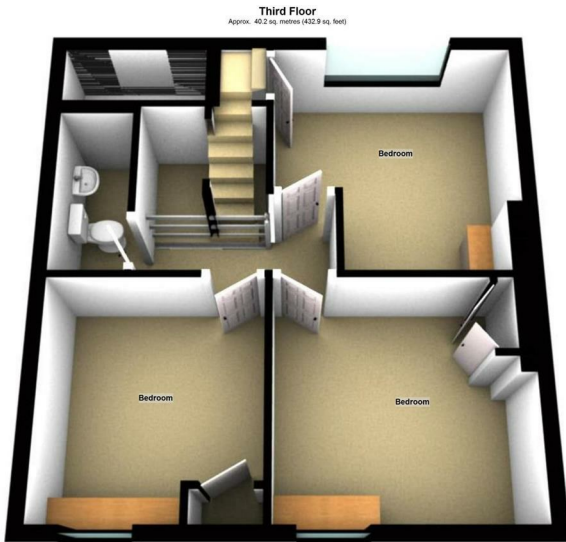
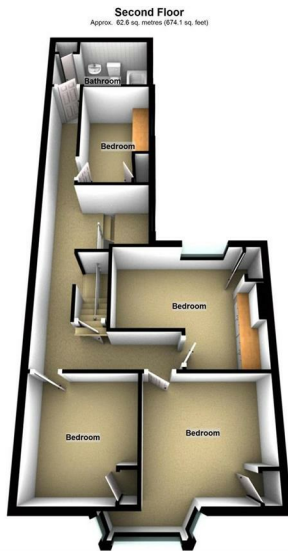
Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm

#### OUTSIDE

Enclosed courtyard garden





# 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

