



## Offers Over £450,000

### Upperton Road, West End, Leicester, LE3 0HB

- Student Accommodation 2022/23
- Fitted Kitchen / Diner
- One Bathroom / One Shower Room
- GCH, EPC E & Council Tax Band C
- Net Rental Income £27,900 PA (Gross Rental Income £33,000pa)
- Communal Living Room
- Six Letting Bedrooms
- Front & Rear Gardens
- Freehold Property
- Investment Opportunity





**HMO SIX SHARE STUDENT LET ACCOMODATION 2022/23 | A SUBSTANTIAL THREE STOREY PROPERTY** 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** and is currently generating a net rental income of £27,900 PA (Gross Rental Income £33,000pa) until 30/6/23 The accommodation briefly comprises, fitted kitchen/diner, communal living room, six letting bedrooms, one bathroom suite, one shower room, enclosed courtyard. **VIEWING HIGHLY RECOMMENDED**

#### **ENTRANCE HALLWAY**

Featuring tiled hallway, radiator and stairs to firts floor



#### **COMMUNAL LIVING ROOM**

**16'10 (into bay) x 11'10 (5.13m (into bay) x 3.61m)**

Comprising feature fireplace, solid wood flooring, radiator and bay window to front elevaion:



#### **BEDROOM SIX**

**14 x 12 (4.27m x 3.66m)**

Solid wood flooring, radiator and full length window to rear elevaion:



#### **FITTED KITCHEN DINER**

**17'10 x 9'8 (5.44m x 2.95m)**

Fitted with a matching range of maple base,wall & drawer units, with granite style work tops over, two stainless steel sink units, single electric ovens,four ring gas hob, space for appliances concealed wall mounted 'Baxi' combi boiler, radiator, windows to side elevation with door leading to utility:

#### **UTILITY**

Plumbing for appliances, double doors to garden and leading to:



#### **SHOWER ROOM**

Mosaic tiled shower cubicle, pedestal sink & wc:



#### **BEDROOM TWO**

**13'6 x 11'3 (4.11m x 3.43m)**

Cast iron feature fireplace, over stair storage cupboard, radiator and double glazed window to rear elevation:



#### **FIRST FLOOR LANDING**

T shaped landindg and stairs to second floor:

#### **BEDROOM ONE**

**17'18 x 16'8 (5.18m x 5.08m)**

Radiator & window to two windows to front elevation:



#### **BEDROOM THREE**

**10'8 x 10'5 (3.25m x 3.18m)**

Cast iron feature fireplace, radiator and double glazed window to rear elevation:



#### BATHROOM

**7'7 x 10'6 (max) 7 (min) (2.31m x 3.20m (max) 2.13m (min) )**

Having panelled bath with electric 'Triton' shower over, pedestal sink, wc, radiator & opaque sash windows to side elevation:

#### SECOND FLOOR LANDING

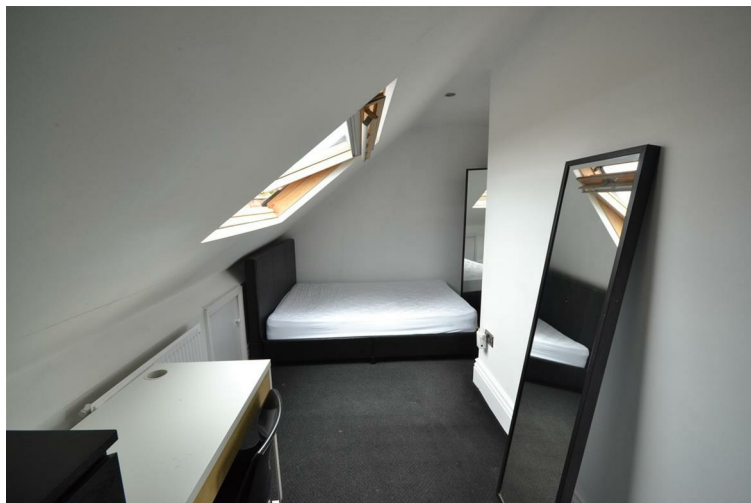
Leading to:



#### BEDROOM FOUR

**16'11 (to dormener) x 12'9 (5.16m (to dormener) x 3.89m)**

Radiator and double glazed dormer window to front elevation:



#### BEDROOM FIVE

**8'08 x 6'66 (2.64m x 1.83m)**

Radiator, eaves storage cupboard and velux window to rear elevation:

#### 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 one outbuilding and side gated entryway:

#### 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.

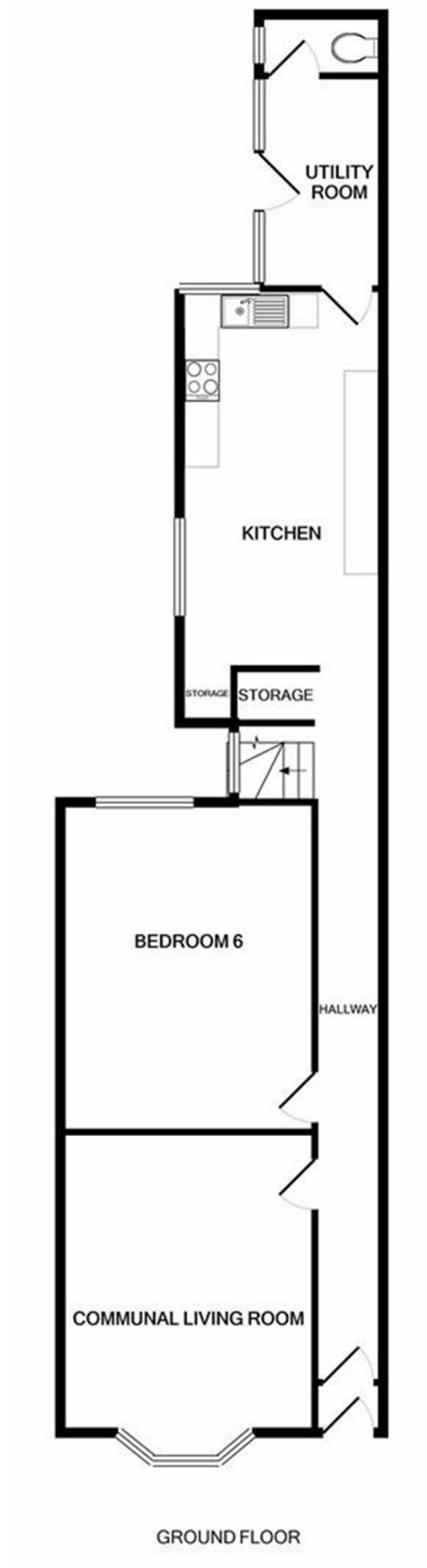
#### VIEWING TIMES

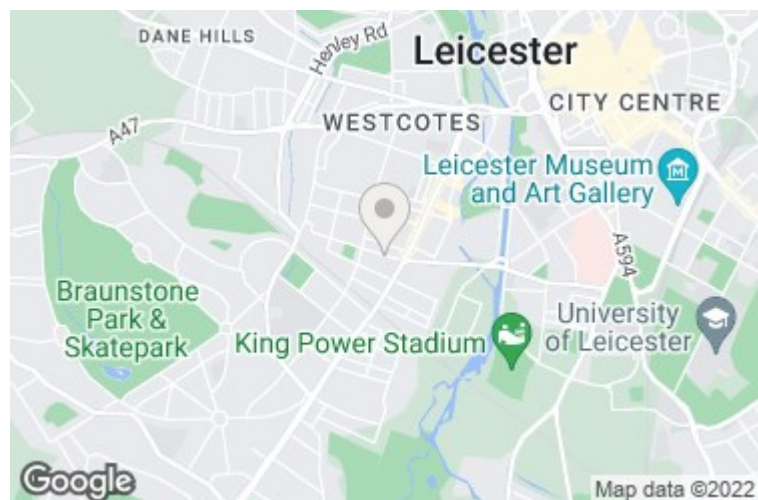
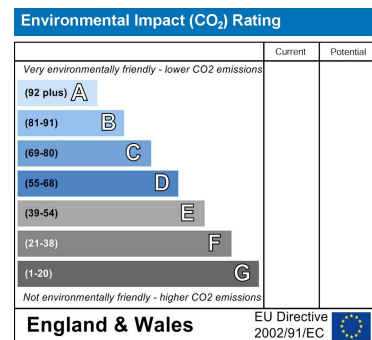
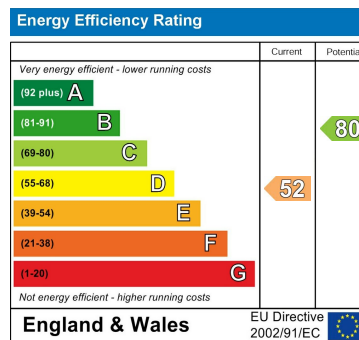
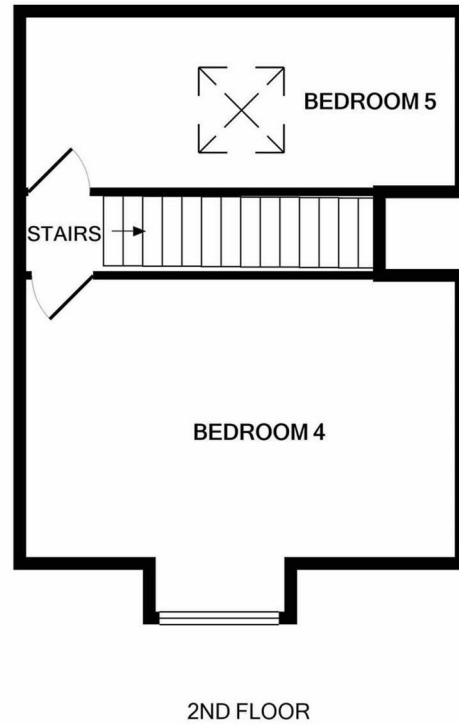
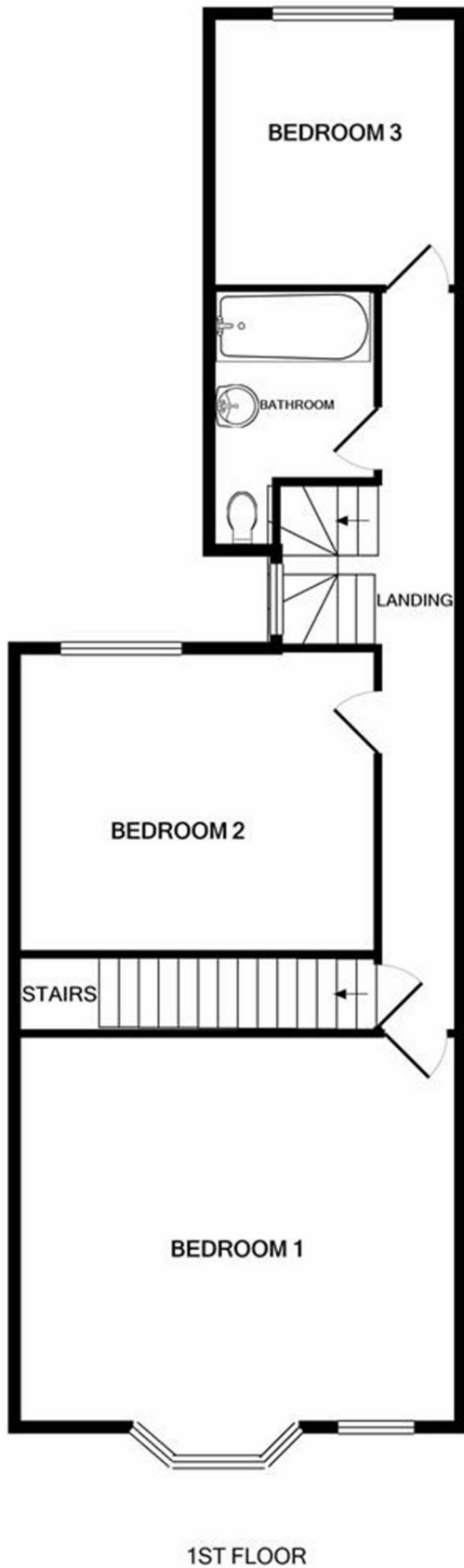
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm

Saturday 9am - 4pm





# 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

