



Asking Price £330,000

Severn Street, Leicester, LE2 1BA

- Investment Opportunity
- Period Property
- Kitchen
- EPC Rating D Council Tax Band C
- No Upper Chain
- Historic Severn Share HMO- 5 Bedrooms and 2 Reception Rooms
- Lounge Area
- Three Shower Rooms
- Freehold
- Conservation Area



INVESTMENT OPPORTUNITY Historic SEVERN SHARE HMO in HIGHFIELDS.

An imposing period house located.

Arranged over **THREE FLOORS** with a **BASEMENT**.

On the ground floor there are two reception rooms (previously used as bedrooms), lounge area and kitchen.

The first floor comprises two bedrooms and two shower rooms.

The third floor has three further bedrooms and shower room.

Courtyard Garden and available with **NO UPPER CHAIN**.

The area of Highfields has great access to the Leicester University, Leicester City Centre, the local shops restaurants and bars which can be either located on the London Road or on Evington Road.

Victoria Park can be easily accessed from the house with links to the motorway, the Leicester Royal Infirmary and the Leicester General Hospital.



RECEPTION ONE

15'1" to bay x 12'1" (4.61 to bay x 3.70)

Bay window to front aspect, part coving, radiator.



ENTRANCE HALL

Front door, radiator, staircase rising to the first floor



RECEPTION TWO

12'11" x 9'10" (3.96 x 3.01)

Radiator, door with two windows either side to rear aspect.



LOUNGE AREA
16'8" x 7'9" (5.10 x 2.37)
Radiator.



BASEMENT
15'0" x 15'0" (4.59 x 4.59)
Meter cupboard, radiator, double glazed window to front aspect.



KITCHEN
13'11" x 8'0" (4.26 x 2.46)
Fitted units with worktops and tiled splash backs, sink with drainer, four ring gas hob, oven and extractor, boiler, plumbing for washing machine, tiled floor, door to rear aspect.

FIRST FLOOR LANDING
Under stairs cupboard, staircase rising to second floor.



BEDROOM ONE
15'1" to bay x 18'3" (4.61 to bay x 5.58)
Radiator, bay window to front aspect.



BEDROOM TWO
13'0" x 9'10" (3.97 x 3.01)
Radiator, window to rear aspect.



SHOWER ROOM TWO
7'8" x 5'2" (2.35 x 1.58)
Shower cubicle with electric shower, low level W/C, pedestal wash hand basin, part tiled walls and floor, two windows to rear aspect.



SHOWER ROOM ONE
5'4" x 5'1" (1.63 x 1.56)
Shower cubicle with electric shower, low level W/C, wash hand basin, radiator, tiled floor and walls.



SECOND FLOOR LANDING
Access to loft



BEDROOM THREE
15'10" x 8'4" (4.84 x 2.56)
Radiator, window to front aspect.



BEDROOM FIVE
12'10" x 9'5" (3.92 x 2.88)
Radiator, window to front aspect.



BEDROOM FOUR
13'9" x 8'3" (4.20 x 2.54)
Radiator, window to rear aspect.

INNER HALLWAY
Radiator.

SEPERATE W/C
Pedestal wash hand basin, low level W/C.



SHOWER ROOM
10'10" x 5'3" (3.32 x 1.62)
Shower cubicle with electric shower, low level W/C, pedestal wash hand basin, window to rear aspect.



OUTSIDE

Small courtyard garden.

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 -5pm

Saturday 9am - 4pm

AML DISCLAIMER

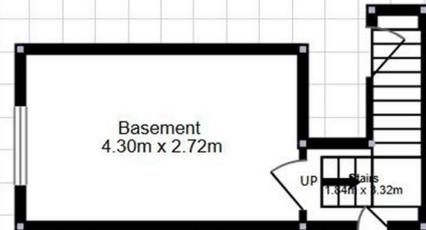
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

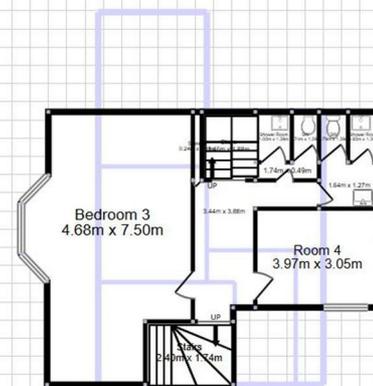
A £50 fee (incl. vat) covers required data and any manual checks.

This must be paid before we can issue a memorandum of sale.

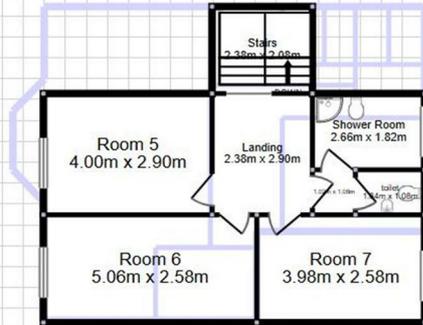
The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



1st floor



2nd floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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

