



69 Hinckley Road

West End, Leicester, LE3 0TB

Price Guide £475,000

An excellent investment opportunity to acquire a substantial period villa, currently operating as a fully licensed six-bedroom HMO and generating an approximate gross annual income of £36,000 when let on a room-by-room basis.

The property is arranged over three floors, offering spacious and versatile accommodation ideally suited to the professional and student rental market. The ground floor comprises two letting rooms alongside a generous kitchen/diner, separate utility area and a W/C, providing a practical and sociable communal space. To the first floor are two well-proportioned letting rooms together with a bathroom, whilst the second floor offers two further bedrooms, completing the six-bedroom layout.

The property also benefits from having previously been granted planning permission for a change of use, allowing the ground floor to be converted into a commercial premises, offering an additional angle for future potential should an investor wish to explore alternative strategies.

Positioned within a highly popular and well-established investment location, the property is within walking distance of Leicester City Centre and De Montfort University. This ensures consistently

Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.

First Floor

Bathroom

(7'11" x 9'9")

Kitchen

(15'7" x 9'9")

Bedroom

3.90m x 3.61m
(12'9" x 11'10")

Bedroom

3.90m x 3.61m
(12'9" x 11'10")

Bedroom

3.90m x 3.61m
(12'9" x 11'10")

- HMO Licenced
- Spacious Villa
- Three W/C's
- Potential £36,000 P/A Income
- Potential of 6 Lettable Rooms
- Call to View



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C

Living
Room

Bedroom

Bedroom

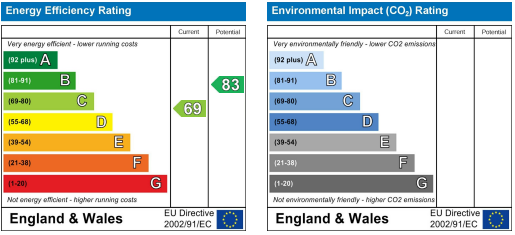
Floor Plan



Area Map



Energy Efficiency Graph



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