

FLOOR PLAN

DIMENSIONS

Living Room
11'02 x 15'01 (3.40m x 4.60m)

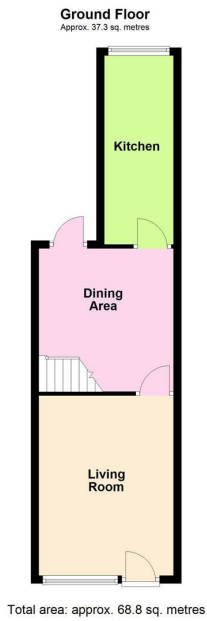
Dining Area
12'10 x 11'02 (3.91m x 3.40m)

Kitchen / Utility Area
15'10 x 5'09 (4.83m x 1.75m)

Bedroom One
11'11 x 12'05 (3.63m x 3.78m)

Bedroom Two
11'11 x 9'05 (3.63m x 2.87m)

Family Bathroom

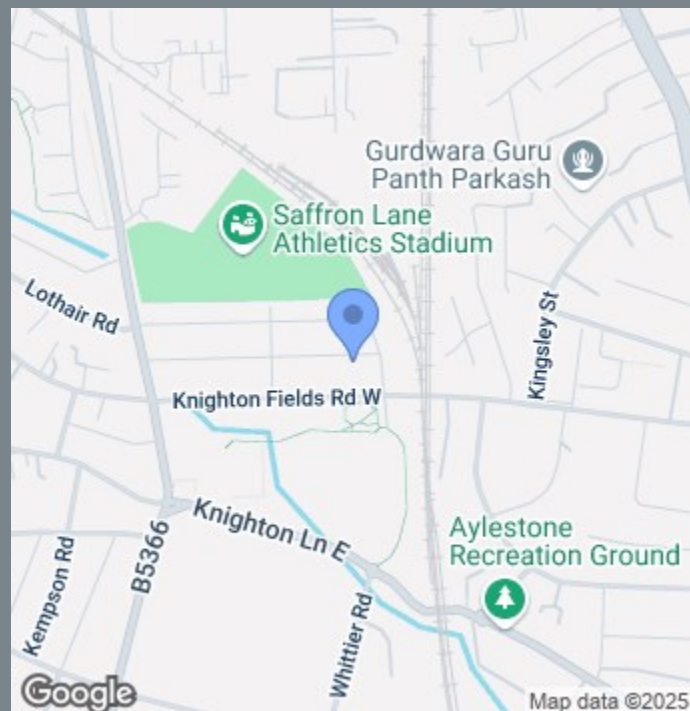


OVERVIEW

- INVESTORS ONLY
- Gross Rental Yield Approx. 6.67%.
- Two Double Bedrooms
- Living Room and Dining Room
- University Close By
- Council Tax Band - A
- Viewings By Appointment Only
- EPC Rating- D
- Freehold

LOCATION LOCATION....

Sheridan Street is located in a diverse and lively residential area of Leicester, known for its traditional Victorian terraced houses. The neighbourhood offers good access to local shops, schools, and public transport, making it convenient for families and young professionals. While the area is vibrant and well-connected, it does face higher-than-average crime rates and some economic challenges.



THE INSIDE STORY

A well-presented two-bedroom mid-terrace home, ideally located close to Leicester city centre and universities—making it an excellent opportunity for investors.

The ground floor offers a spacious front lounge, a separate dining room, and a kitchen to the rear with additional space suitable for a utility area. From the kitchen, there's access to a low-maintenance courtyard garden, featuring a mix of paving and lawn.

Upstairs, the property comprises two generously sized double bedrooms and a family bathroom.

The property is currently tenanted, generating £1,066 per calendar month, with a rental increase to £1,084 from July 1, 2025, providing a strong return for investors. Its proximity to both De Montfort University and the University of Leicester makes it particularly appealing for the student rental market. If purchased at £195,000 and based on the upcoming rental income of £1,084 per month, the gross rental yield would be approximately 6.67%.

