13 Leicester Road, Wigston LE18 1NR Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk www.nestegg-properties.co.uk

nestegg

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







OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 — Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will

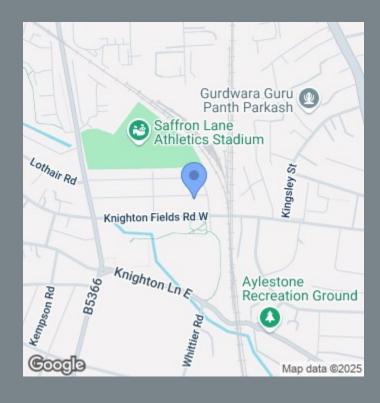
181 Sheridan Street, Leicester, LE2 7NH

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%.







