



87 St. Peters Road, Leicester, LE2 1DH Offers in excess of £300,000



****HMO 5 Bed Property**** Set To Let Estate Agents are pleased to offer this fantastic investment opportunity on St Peters Road, Leicester, LE2.

Fully licensed HMO property with five lettable rooms, shared kitchen and two bathrooms split over three floors.

Currently achieving £25,000.00 Per annum rent with the potential to increase.

Property in brief comprises of entrance hallway with stairs ahead leading to first floor. Ground floor offers two bedrooms, shared kitchen, access to rear garden and access to basement from Kitchen .

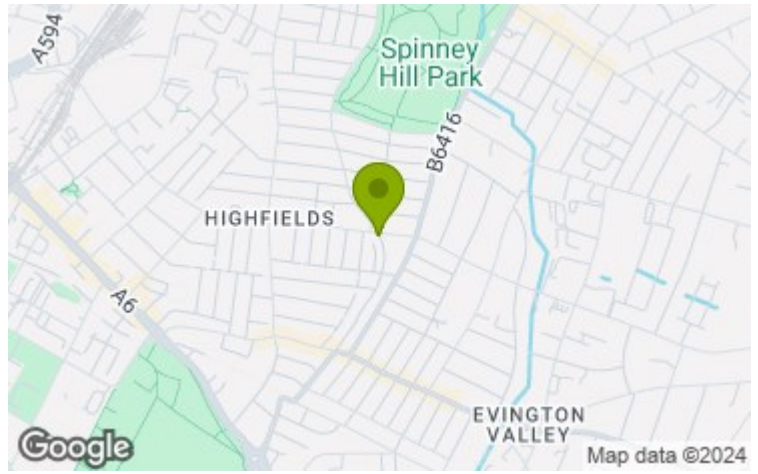
First floor offers two further bedrooms, two bathrooms and stairs leading to second floor. Second floor leads to fifth bedroom.

Call Set To Let to arrange a viewing on 01162 436464

- 5 Bed HMO Property
- Investment Opportunity
- 2 Bathrooms
- Fully Let
- Call Set To Let
- Recent Upgrades
- Fully Compliant

Viewing

Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.



| 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 | |

| 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 | |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.