



**89 Upperton Road**  
West End, Leicester, LE3 0HE  
Guide Price £320,000

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**\*INVESTMENT OPPORTUNITY\*** Six-bedroom Victorian Villa on Upperton Road with HMO Licence. Let for the 2024-25 academic year for £24,480. The property is ideally located for De Montfort University, Leicester Royal Infirmary, Leicester City Centre and motorway links. There is a separate lounge, kitchen diner, two bath/shower rooms and garden.

**Accommodation**

**Location**

**Tenancy**

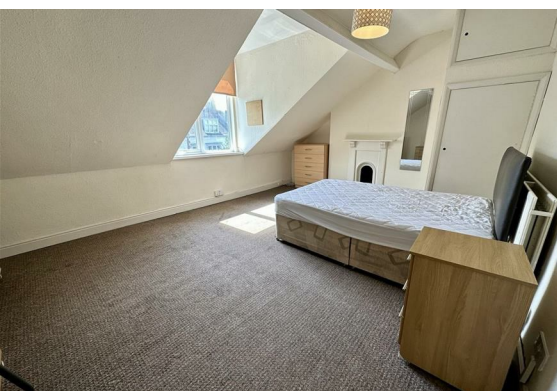
**Tenure**

**Council Tax Band**

**Important Notice**

**Measurements and Other Information**





## Floor Plan



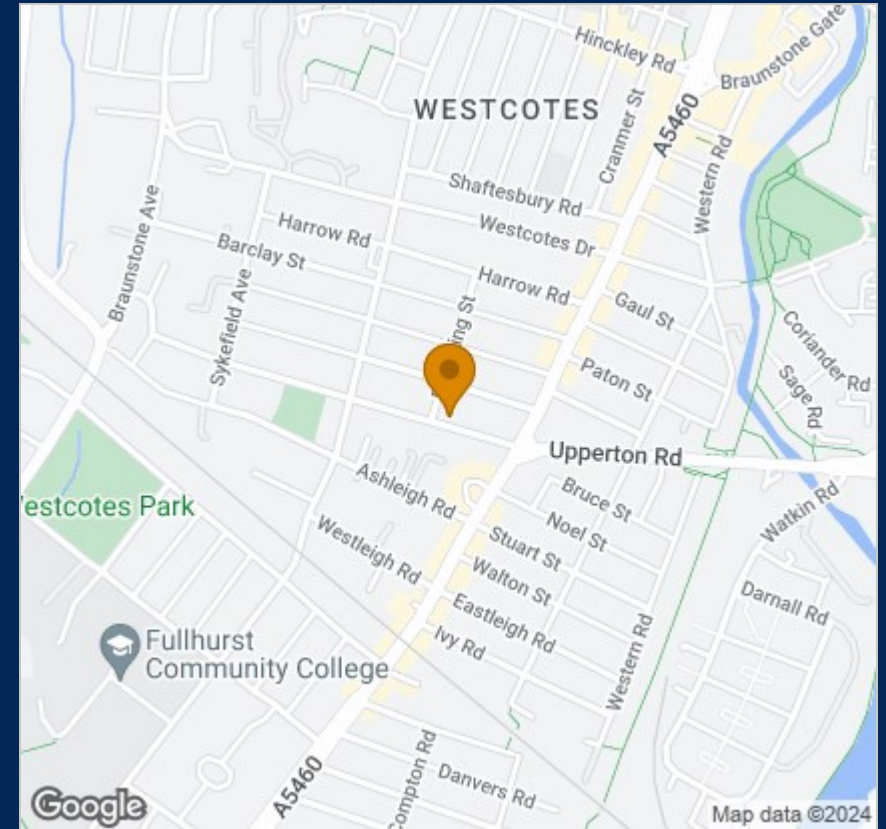
## Viewing

Please contact our Priya Properties Office on 0116 255 9950 if you wish to arrange a viewing appointment for this property or require further information.

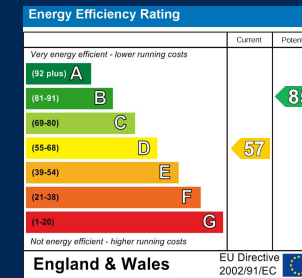
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## Area Map



## Energy Efficiency Graph



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