

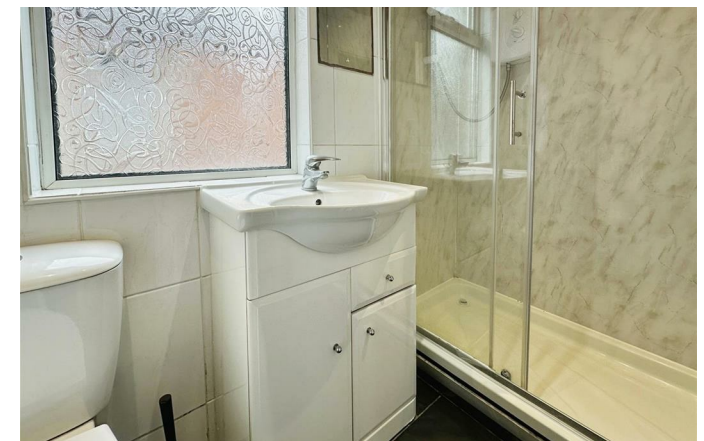


Sweetbriar Road, Leicester, LE3 1AP

£1,250 Per month

- COMPANY LET ONLY
- Four bedroom property
- Excellent location
- Rear courtyard
- Utility room
- Spacious kitchen/diner
- Please contact Smooth to arrange your visit

Reception room	13'5" x 11'8" (4.10 x 3.57)
Kitchen/diner	17'10" x 7'0" (5.44 x 2.15)
Utility room	11'6" x 7'9" (3.52 x 2.37)
Shower room	7'0" x 4'2" (2.14 x 1.28)
Ground floor bedroom	14'10" x 10'2" (4.53 x 3.11)
First floor bedroom one	12'5" x 10'5" (3.79 x 3.19)
First floor bedroom two	11'8" x 10'7" (3.56 x 3.24)
First floor bedroom three	10'6" x 7'1" (3.21 x 2.18)



COMPANY LET OR SHARERS ONLY | Spacious four-bedroom HMO property | Highly popular location | Available ASAP | Please contact Smooth to arrange your visit!

Welcome to this spacious and well-presented four-bedroom HMO property located in the heart of Leicester, LE3. This charming mid-terrace house offers an excellent investment opportunity with a potential rental income of £600 per room, per month. The property is offered with no onward chain and holds great potential to increase the number of bedrooms to five, enhancing its rental yield.

Upon entering, you are greeted by a bright and airy hallway leading to a generously sized living room with large bay windows, allowing ample natural light to flood the space. The room features attractive hardwood flooring and modern lighting fixtures, creating a warm and inviting atmosphere.

The modern kitchen is fitted with sleek grey cabinets, providing ample storage space, complemented by high-quality countertops

and contemporary white subway tile backsplash. The kitchen is equipped with an integrated oven, hob, and extractor fan, making it perfect for communal cooking and dining.

The property boasts four well-proportioned bedrooms, each offering plenty of space for double beds and additional furniture. The large windows in each room ensure they are filled with natural light, creating a comfortable living environment for tenants. There is ample built-in storage in some of the bedrooms, enhancing the practicality of the space.

The bathroom is modern and well-maintained, featuring a walk-in shower, wash basin, and toilet. The neutral decor and quality fittings make it both functional and

aesthetically pleasing.

Outside, the property features a tidy front garden, and there is potential for a small rear courtyard garden, offering a private outdoor space for tenants to enjoy.

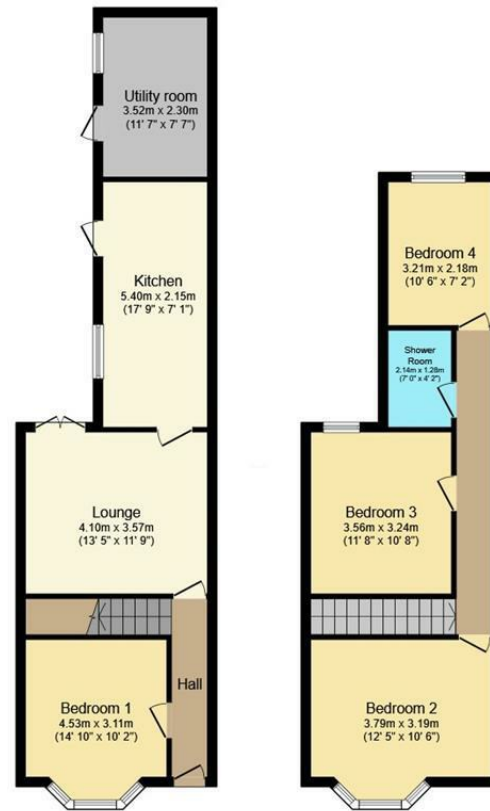
Key Features:

- Four spacious bedrooms with potential to increase to five
- Modern kitchen with high-quality fittings
- Bright and airy living room with bay windows
- Contemporary bathroom with walk-in shower
- Offered with no onward chain
- Potential rental income of £600 per room, per month

Located in a popular area of Leicester, this property is close to local amenities, universities, and public transport links, making it an ideal choice for students or professionals. Don't miss out on this fantastic investment opportunity – contact us today to arrange a viewing.







Ground Floor
 Floor area 44.0 m²
 (474 sq.ft.)

First Floor
 Floor area 43.8 m²
 (471 sq.ft.)

TOTAL: 87.8 m² (945 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.