



Connells

Brazil Street
Leicester



Property Description

CALLING ALL INVESTORS!

Welcome to 17 Brazil Street, Leicester - a modern and spacious mid-terraced property with a full HMO License, offering an exceptional investment opportunity in one of Leicester's most sought-after rental locations.

This well-presented home features five generously sized bedrooms, each complete with its own wash basin, ensuring privacy and convenience for tenants. The property boasts a cozy lounge, ideal as a separate entertaining or communal area, along with a large dine-in kitchen and a practical utility room.

There are two modern bathrooms plus an additional WC, providing ample facilities for all occupants. Outside, you will find a low-maintenance rear garden, perfect for easy upkeep.

Perfectly situated between the University of Leicester and De Montfort University (DMU), this property attracts strong, consistent rental demand from both students and young professionals.

Ground Floor:

Entrance Hall

Accessed via the entrance porch is a welcoming hallway giving access to ground floor bedrooms one and two, and the living room. A carpeted staircase with understairs space ascends to first floor landing.

Bedroom One

15' 5" x 13' 9" (4.70m x 4.19m)

Bright and airy bay fronted bedroom situated to the front aspect of the home, fitted with carpet, radiator and wash hand basin.

Bedroom Two

11' 9" x 11' 9" (3.58m x 3.58m)

Situated to the rear aspect with views over the rear garden, fitted with carpet, radiator and wash hand basin.

Living Room

11' 9" x 9' 6" (3.58m x 2.90m)

Centrally located within the property is a communal living room having a window to the side elevation and fitted with carpet.

Kitchen

11' 4" x 9' 6" (3.45m x 2.90m)

Accessed via the living room is a stylish kitchen fitted with a range of wall and base units with contrasting worktops. Having an integrated gas hob, oven and extractor. Plumbing and undercounter space to house a washer/dryer. Stainless steel sink with mixer

taps and drainer providing views over the rear garden along with an access door.

Utility Room

9' 8" x 6' 3" (2.95m x 1.91m)

Practical utility room fitted with fitted wall units and counter space.

First Floor:

The first floor landing gives access to bedrooms three, four and five as well as the two bathrooms and additional wc, ensuring practicality for multiple occupants.

Bedroom Three

15' 5" x 11' 9" (4.70m x 3.58m)

Bright and airy bay fronted bedroom situated to the front aspect of the home, fitted with carpet, radiator and wash hand basin.

Bedroom Four

11' 9" x 11' 9" (3.58m x 3.58m)

Situated to the rear aspect with views over the rear garden, fitted with carpet, radiator and wash hand basin.

Bedroom Five

12' 9" x 9' 6" (3.89m x 2.90m)

Situated to the front aspect of the home.

Bathroom

Bathroom suite comprising of bath, wash hand basin and low level wc. Window to side elevation.

WC

Low level wc and wash hand basin. Small window to side elevation.

Shower Room

Shower room suite comprising of a low level wc opening through to the shower cubicle and wash hand basin. Window to the rear elevation.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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