



Asking Price £425,000

Upperton Road, West End, Leicester, LE3 0HD

- Corner Terraced Property
- Spacious Fitted Kitchen
- Three Shower Rooms
- GCH, EPC D & Council Tax Band C
- Rental Potential £2,590 pcm
- Communal Living Room
- 7 Letting Bedrooms (4 share currently)
- Courtyard & Garage
- Freehold Property
- Investment Opportunity



A SUBSTANTIAL THREE STOREY PROPERTY WITH SHARED ACCOMMODATION OCCUPYING A CORNER PLOT

Superbly situated in the popular WEST END city suburb of Leicester being well served for De Montfort University, Railway Station, the city centre & the popular Braunstone Gate with an array of everyday local amenities. This spacious accommodation was is curently let as a four share (and fomrally a seven share with HMO Llicense) providing an ideal BUY TO LET INVESTMENT OPPORTUNITY with rental potential of £2,590 per calendar month till 30/6/23. The accommodation briefly comprises, fitted kitchen/diner, communal living room, seven letting bedrooms, three shower rooms, enclosed courtyard & garage.

EARLY VIEWING HIGHLY RECOMMENDED | 24 HOURS NOTICE REQUIRED

ENTRANCE HALLWAY

Featuring under stair storage, windows to dribt elevation and stairs to first floor:



BEDROOM TWO
14'04 x 13'04 (4.37m x 4.06m)

Radiator and double glazed window to rear elevtaion:



BEDROOM ONE
15'09 (to bay) x 10'05 (to bay) (4.80m (to bay) x 3.18m (to bay))

Radiator, dual aspect bay windows to front & side elevations:



SHOWER ROOM
6'08 x 5'10 (2.03m x 1.78m)

Comprising shower cubicle, pedestal sink, wc, chrome heated towel rail, tiling and double glazed window to rear elevation:



COMMUNAL LIVING ROOM

16'04 x 15'08 (to bay) (4.98m x 4.78m (to bay))

Radiators, dual aspect bay windows to front & rear elevations:



BEDROOM THREE

16'02 x 12'09 (4.93m x 3.89m)

Radiator & dual aspect double glazed windows to front & side elevations:



FITTED KITCHEN DINER

13'06 x 10 (4.11m x 3.05m)

Fitted with a matching range of gloss white base, wall & drawer units, with granite style work tops over, two stainless steel sink units fitted to matching island, single electric oven, four ring hob, free standing single gas oven & hob, space for appliances and plumbing for washing machine, concealed wall mounted 'Worcester' combi boiler, radiator, dual aspect windows and door to rear elevation, courtyard garden & garage:

FIRST FLOOR LANDING

Stairs to second floor, radiator and double glazed windows to side elevation:



BEDROOM FOUR

13'05 x 12'11 (4.09m x 3.94m)

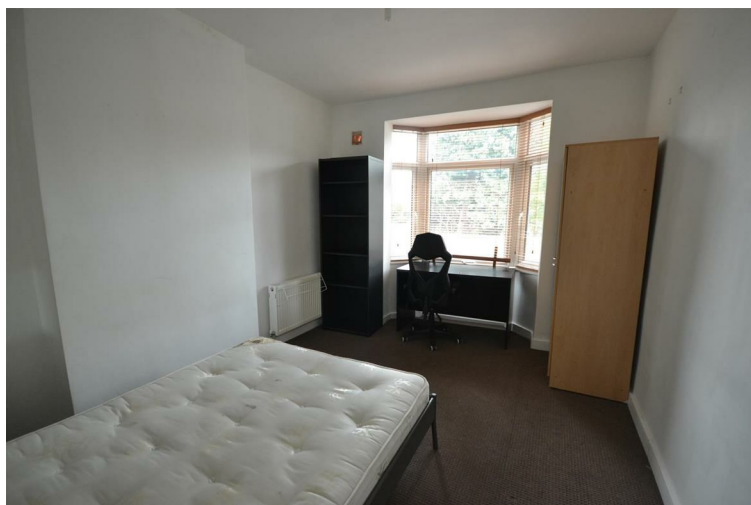
Radiator and double glazed window to rear elevation:



SHOWER ROOM

7'03 x 5 (2.21m x 1.52m)

Comprising shower cubicle, pedestal sink, wc, chrome heated towel rail, tiling and double glazed window to rear elevation:



BEDROOM FIVE

15'03 (to bay) x 10 (4.65m (to bay) x 3.05m)

Radiator and double glazed bay window to rear elevation:

SECOND FLOOR LANDING

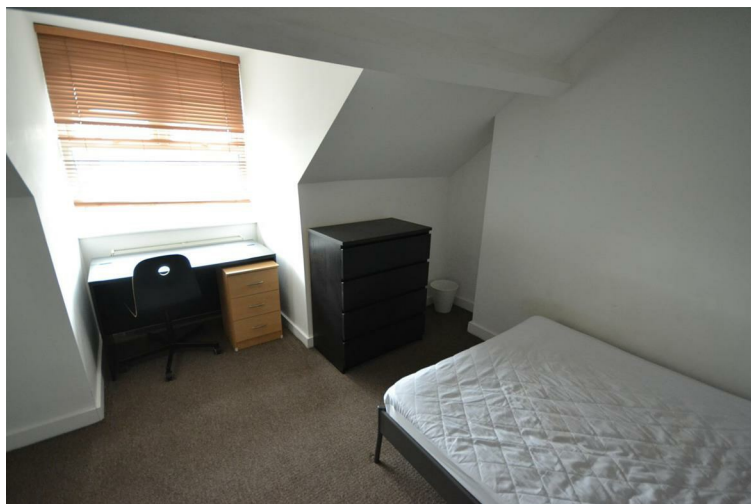
Leading to:



SHOWER ROOM

6'10 x 5'08 (2.08m x 1.73m)

Comprising shower cubicle, pedestal sink, wc, chrome heated towel rail, tiling and double glazed window to rear elevation:



BEDROOM SIX

14'05 (to dormer) x 10 (4.39m (to dormer) x 3.05m)

Radiator and double glazed dormer window to front elevation:



BEDROOM SEVEN

15'04 x 8'04 (4.67m x 2.54m)

Radiator and double glazed 'Velux' to rear elevation:

OUTSIDE

There is a low maintenance front forecourt garden, with low level boundary walls & the rear elevation extends to an enclosed walled courtyard garden:

GARAGE

Access from Upperton Road via driveway:

FIXTURES & FITTINGS

The property is offered furnished £POA:

PLANNING PERMISSON

The property has a planning approval which has since lapsed for side extension to create an 8 bedroom property. Demolition of single storey garage; Construction of single storey extension at rear. Planning application number: 20200359.

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

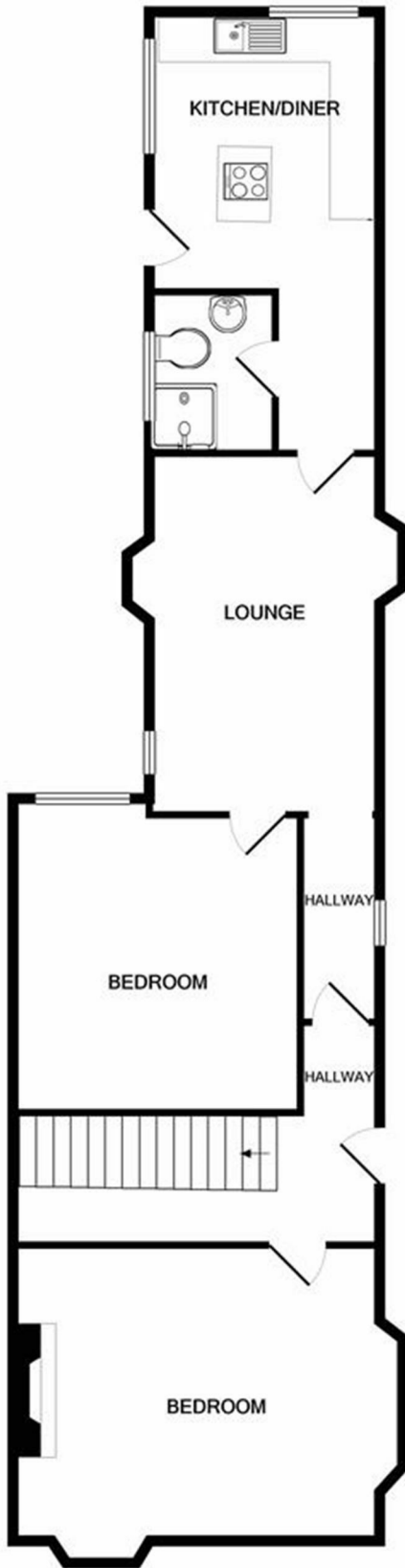
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm

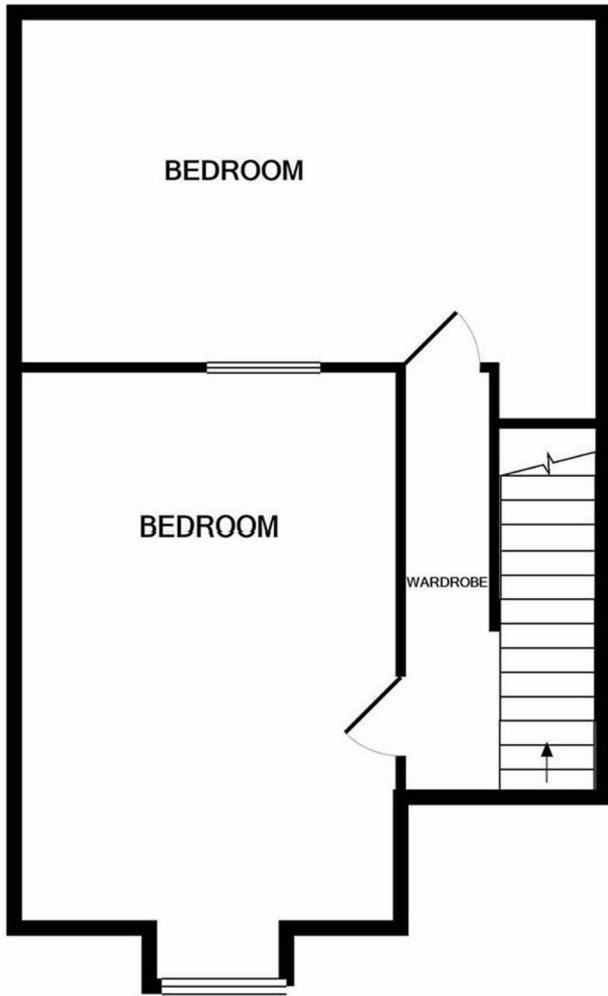
Saturday 9am - 4pm



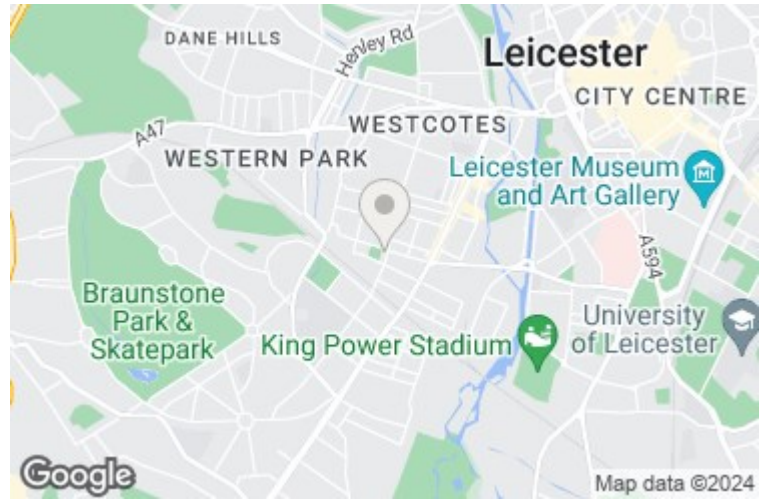
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating	
	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	
Current: 55	Potential: 80
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
Current: 55	Potential: 80
EU Directive 2002/91/EC	

Barkers

Est.1985

THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

