



Offers Over £325,000

Chaucer Street, Evington, Leicester, LE2 1HD

- HMO Three Storey Living
- Communal Living Room
- Six Letting Rooms
- GCH, DG, C/Tax C, EPC D & Freehold
- Rental Income £30,000
- Entrance Hallway
- Fitted Kitchen / Diner
- Two Shower Rooms & WC
- Rear Courtyard Garden
- Investment Opportunity



A SUPERBLY PRESENTED SIX BED HMO PROPERTY

Ideally situated within the popular city suburb of Evington being well served for easy access to Leicester University, the city centre, Evington Road shopping amenities & the vibrant Queens Road with its array of specialist boutiques, bars & bistros. This three storey property is fully licensed, let Room by Room and generating a Rental Income of £30,000 PA incl bills. The accommodation briefly comprises, large fitted kitchen / diner, communal living room, six letting rooms over three floors and two shower rooms.

EARLY VIEWING IS HIGHLY RECOMMENDED

PROPERTY INFORMATION

The property is currently let generating a Revenue £30,000

The property benefits from the following

HMO Licence

EPC

Gas Safety Certificate

Hard Wired Smoked Detectors

Fire Alarm

Fire Doors

Emergency Lighting



COMMUNAL LIVING ROOM

14'78(bay) x 12'96 (4.27m(bay) x 3.66m)

Comprising decorative feature fireplace with period wood surround, ceiling coving, picture rails, radiator, wood style flooring and double glazed bay window to front elevation:



ENTRANCE HALLWAY

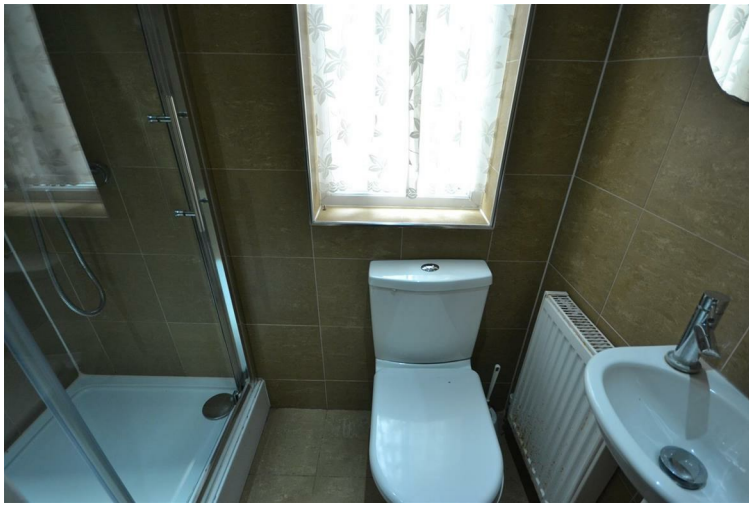
Featuring black & white checkered tiled flooring, radiator, under stair cupboard leading to CELLAR and stairs leading to upper floors:



BEDROOM ONE

11'10 x 10'7 (3.61m x 3.23m)

Comprising ceiling coving, picture rails, radiator, wood style flooring and double glazed French door to rear elevation:



DOWNSTAIRS SHOWER ROOM

Fitted with a stylish three piece suite comprising, walk-in shower cubicle, pedestal sink & low level wc, decorative tiled surround, chrome heated towel rail, spots to ceiling and double glazed window to side:



BEDROOM TWO

17'1 x 16'4(bay) (5.21m x 4.98m(bay))

Comprising feature fireplace, original built-in wardrobe, radiator, wood style flooring and double glazed bay window to front elevation:



FITTED KITCHEN / DINER

18'5 x 8'2 (5.61m x 2.49m)

Comprising a matching range of veneer wood base, wall & drawer units with granite style work surfaces over, integrated appliances including two single ovens, one four ring gas hob, one for ring electric hob, with extractor chimney over, tiled splashbacks, two sinks & drainers. Space & plumbing is provided for appliances (see Fixtures & Fittings), ceramic tiled flooring, spots to ceiling, double glazed windows and door to rear elevation:

FIRST FLOOR LANDING

Featuring galleried landing, radiator and stairs leading to:



BEDROOM THREE

11'10 x 10'10 (3.61m x 3.30m)

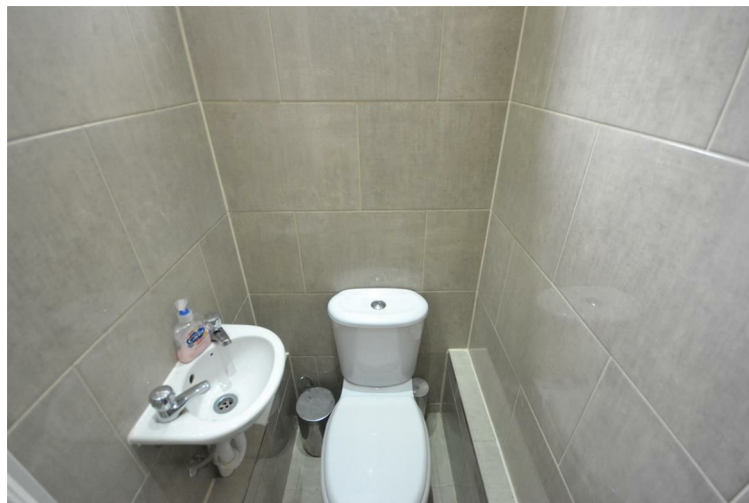
Comprising feature fireplace, built-in wardrobe radiator, wood style flooring and double glazed window to rear elevation:



BEDROOM FOUR

13'3(bay) x 9'3 (4.04m(bay) x 2.82m)

Comprising cast iron fireplace, radiator, wood style flooring and double glazed bay window to rear elevation:



SEPARATE WC

Low level wc, wash hand basin, tiled surround and double glazed window to side:



SHOWER ROOM

9'6 x 5'3 (2.90m x 1.60m)

Fitted with a stylish two piece suite comprising, walk-in shower cubicle, pedestal sink, decorative tiled surround, spots to ceiling radiator and double glazed window to side elevation:



SECOND FLOOR LANDING

Featuring turned galleried landing, two loft hatches and over stair storage cupboard:



BEDROOM FIVE
10'7 x 8'10 (3.23m x 2.69m)

Comprising radiator, wood style flooring and double glazed window to rear elevation:



OUTSIDE

The rear extends to a low maintenance paved courtyard garden with low level boundary walled surround, three original outbuildings and rear gated access

FIXTURES & FITTINGS

The property is offered fully furnished £POA and includes:

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



BEDROOM SIX
16'9 x 9'7 (5.11m x 2.92m)

Comprising radiator, wood style flooring and double glazed window to front elevation:

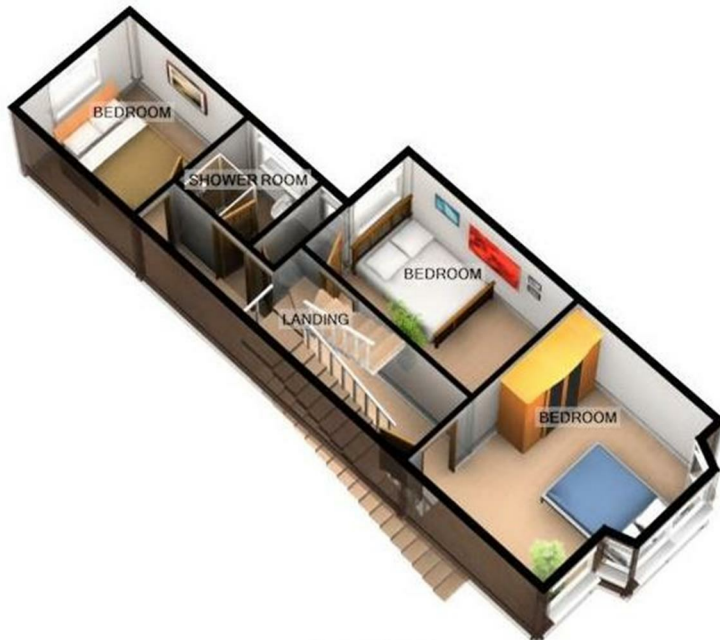
Viewing strictly by appointment through Barkers Estate Agents.
 Hours of Business:
 Monday to Friday 9am -5.30pm
 Saturday 9am - 4pm



GROUND FLOOR



2ND FLOOR



1ST FLOOR

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	



Barkers

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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

