



Offers Over £270,000

Wilberforce Road, Leicester, LE3 0GU

- Four Bedrooms
- Two Bathrooms
- Investment Opportunity
- Central Location
- Council Tax Band B
- Kitchen/Diner
- Arranged Over Three Floors
- HMO Licensed As a Five Bedroomed Shared Property
- EPC Rating D Freehold
- Rent Achieving £1600 PCM Until 30th June 2025



AN INVESTMENT OPPORTUNITY

FOUR BEDROOM TERRACED PROPERTY, Currently used as a FIVE SHARE HMO arranged over three floors with TWO RECEPTION ROOMS, TWO SHOWER ROOMS and KITCHEN/DINER.

Conveniently located close to the DE MONTFORT university and LRI this would be a great first investment or for any investors looking to add to their current portfolios.

Current rent £1600PCM until 30th June 2025

ENTRANCE HALL

Double glazed door, to the front elevation, radiator.



RECEPTION ONE

12'5 x 10'7 (3.78m x 3.23m)

Brick fireplace feature, radiator, double glazed bay window to front elevation.



RECEPTION TWO

12'6 x 10'8 (3.81m x 3.25m)

Radiator, double glazed window to rear elevation.



KITCHEN/DINER

17'2 x 8'10 (5.23m x 2.69m)

Range of fitted units, built in sink with drainer, built in electric hob with oven underneath and extractor above, under stairs cupboard, 'Main Combi 24 HE' Boiler, plumbing for W/M, tiled floor, double glazed window and door to side elevation, double glazed window to rear elevation.

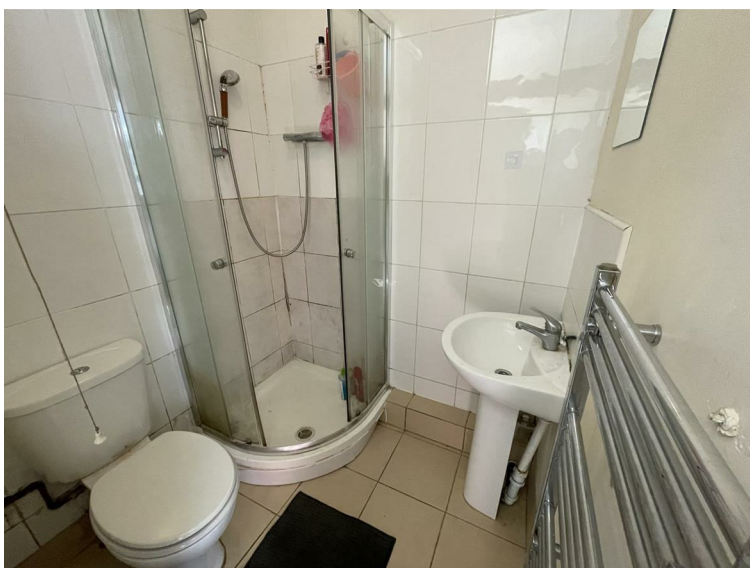


OTHER ASPECT



FIRST FLOOR LANDING

Stairs leading to:



DOWNSTAIRS SHOWER ROOM

Corner shower cubicle with mixer shower, pedestal sink, low level W/C, heated towel rail, part tiled walls and tiled floor.



BEDROOM ONE

12'10 x 11'4 (3.91m x 3.45m)

Two double glazed window to front elevation, radiator.



BEDROOM TWO
11'3 x 8'2 (3.43m x 2.49m)

Double glazed window to rear elevation, radiator, over stairs cupboard



BEDROOM THREE
10'2 x 9'3 (3.10m x 2.82m)

Built in cupboard, radiator, double glazed window to rear elevation.



OTHER ASPECT



SHOWER ROOM (2)

Corner shower cubicle with mixer shower, pedestal wash hand basin, heated towel rail, low level W/C,

SECOND FLOOR LANDING

Stairs leading to:



BEDROOM FOUR

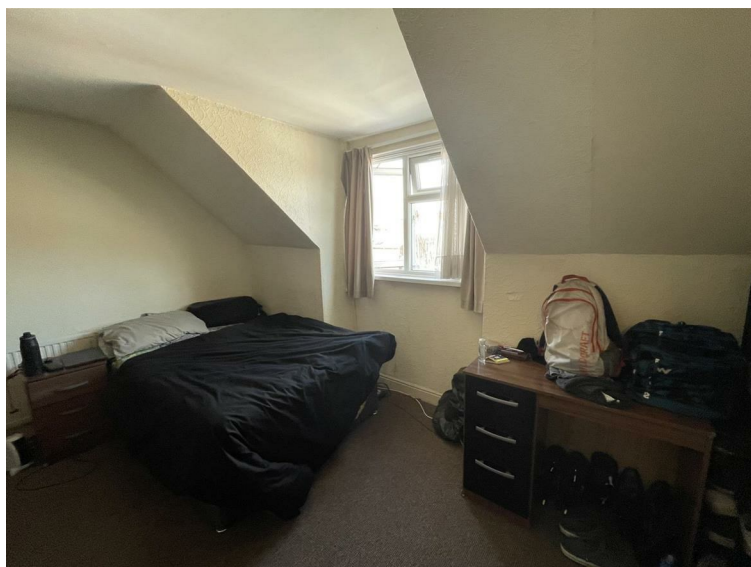
16'4 x 13'5 (4.98m x 4.09m)

Double glazed window to front elevation, radiator.



OUTSIDE

Two Out Buildings, Gate to side leading to front of the property. Patio Area.



OTHER ASPECT



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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, layout and appliances shown here are not guaranteed and are available as to their availability, efficiency and condition. Made with Metronix CC24

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.

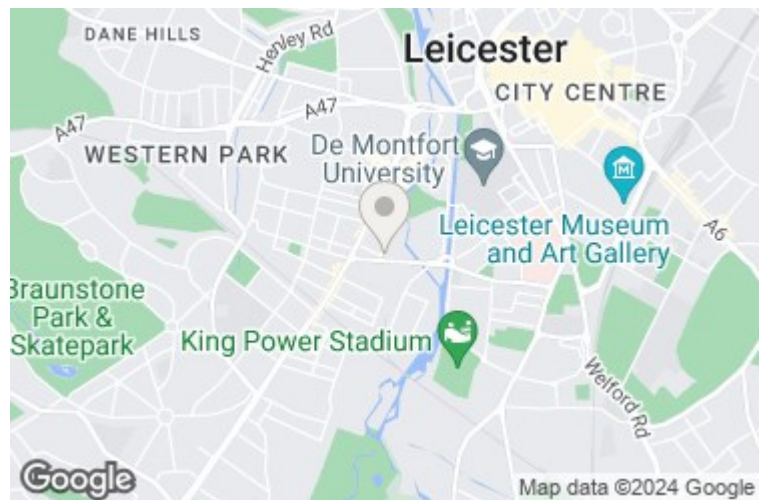
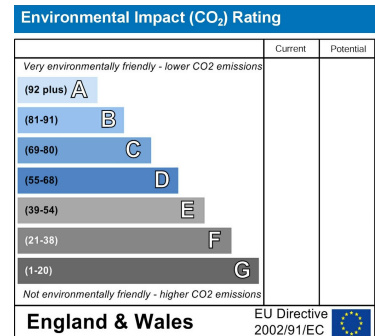
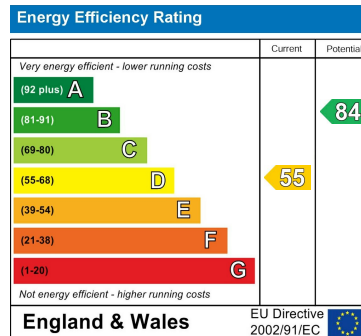
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



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

