



## Offers Over £315,000

**Brazil Street, Leicester, LE2 7JA**

- Five Bedroomed Terraced Property
- Council Tax Band B EPC Rating E
- Arranged Over Three Floors
- Kitchen Area
- Two Receptions
- SIX bedroom HMO Licence
- Freehold
- Central Location
- One Bathroom and One Shower Room
- HMO Licence Achieving Rent Of £1733.36 PCM until 30.06.25





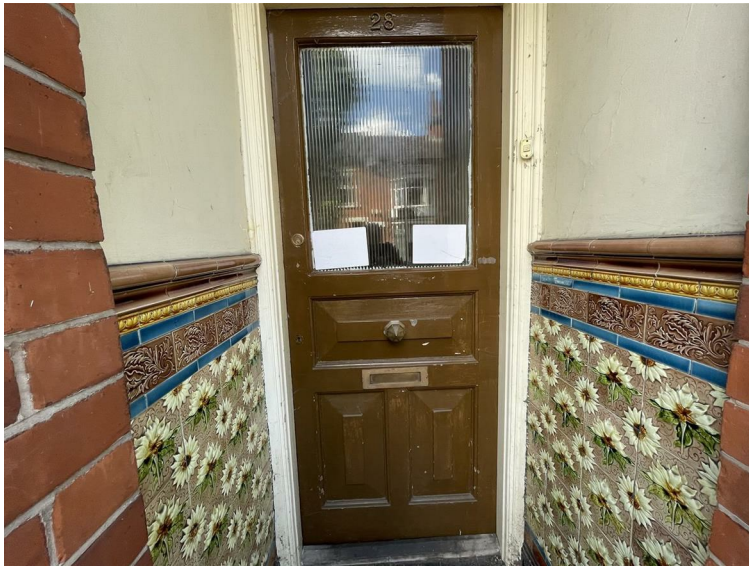
## RENTAL INVESTMENT OPPORTUNITY

Offered For Sale is this FIVE BEDROOM CHARACTER TERRACED PROPERTY WITH SIX SHARE HMO LICENCE.

Located in this very popular close to DE MONTFORT UNIVERSITY and central location this is an ideal opportunity for anyone who is looking for A BUY TO LET INVESTMENT or for somebody to add to their current rental portfolio.

Currently rented for £1733.36pcm until 30.06.25

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



### ENTRANCE HALLWAY

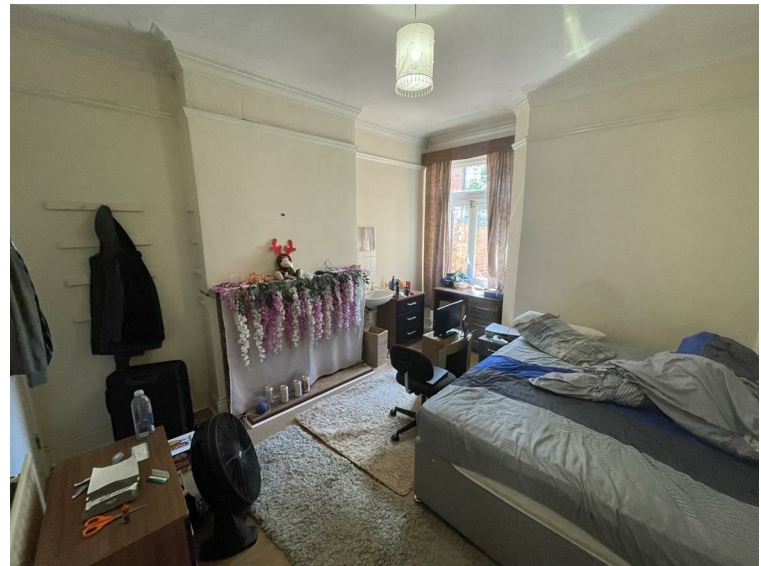
Wooden Door, tiled floor, radiator.



### RECEPTION ONE

14'0" x 11'1" (4.276 x 3.383)

Bay window to front elevation, radiator.



### RECEPTION TWO

11'10" x 11'1" (3.619 x 3.393)

Built in cupboard under the stairs, wash hand basin, brick fireplace feature, picture rail, radiator, double glazed doors to rear leading to patio.





**KITCHEN AREA**  
**18'10" x 8'10" (5.753 x 2.717)**

Range of fitted units, fitted electric hob with oven below, fitted sink with drainer, plumbing for W/M, tiled floor, 'Worcester' Boiler, two windows to side elevation, window to rear and double glazed door to side elevation leading out onto patio.

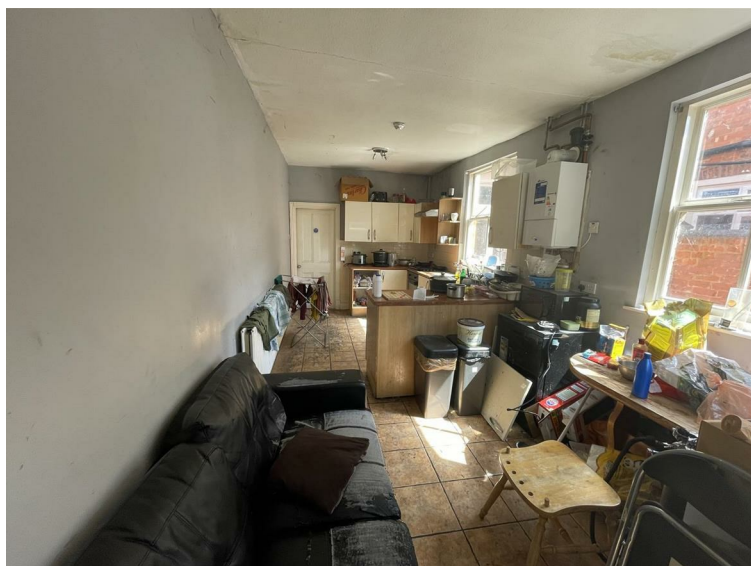


**DOWNSTAIRS SHOWER ROOM**  
**6'8" x 5'0" (2.040 x 1.537)**

Shower cubicle, with mixer shower, wash hand basin with underneath cupboard, low level W/C, radiator, double glazed frosted window to side elevation.

**FIRST FLOOR LANDING**

Radiator.



**LOUNGE ASPECT**



**BEDROOM ONE**  
**14'0" to bay x 16'2" (4.283 to bay x 4.938)**

Fireplace surround, wash hand basin, window and bay window to front elevation.





**BEDROOM TWO**  
**13'1" x 9'2" (4.008 x 2.815)**

Fitted wardrobe, wash hand basin, radiator, window to rear elevation.



**BATHROOM**  
**8'6" x 5'10" (2.600 x 1.779)**

Bath with electric shower, pedestal wash hand basin, low level W/C, radiator, window to side elevation.

**SECOND FLOOR**



**BEDROOM THREE**  
**9'11" to bay x 9'1" (3.034 to bay x 2.790)**

Pedestal Sink, radiator, double glazed bay window to rear elevation.



**BEDROOM FOUR**  
**15'3" x 10'2" (4.662 x 3.100)**

Double glazed window to front elevation.





**BEDROOM FIVE**  
**15'3" x 8'4" (4.650 x 2.544)**  
Velux window to rear elevation.



**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



**OUTSIDE**  
Patio area, wooden gate to side leading to the front street.



**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.

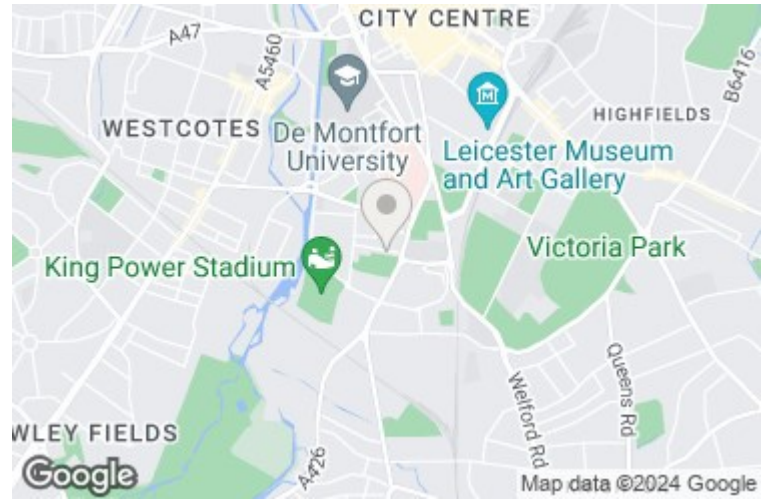
**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



GROUND FLOOR  
 1451 sq.ft. (134.8 sq.m.) approx.



TOTAL FLOOR AREA: 1451 sq.ft. (134.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		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

