



Price Guide £175,000

Roman Street, West End, Leicester, LE3 0BD

- Mid Terraced Property
- Two Reception Rooms
- Courtyard Garden
- Bathroom
- ARTICLE 4
- Bay Fronted
- Kitchen
- Two Bedrooms
- Council Tax Band A EPC D
- BUY TO LET RENTAL INVESTMENT



A BAY FRONTED TERRACED PROPERTY offered for sale as A RENTAL INVESTMENT in The West End.

The property briefly comprises of two reception rooms and a kitchen on the ground floor with two bedrooms and a bathroom located on the first floor of this period property located in the popular WEST END LOCATION, close to the DMU campus.

The house is being sold as a THREE SHARE INVESTMENT.

The current rent being achieved is £1050 per calendar month and is rented out until 30th June 2025.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394

ENTRANCE HALLWAY

13'10" x 2'10" (4.23 x 0.88)

Double glazed front door, radiator, stairs rising to first floor.



RECEPTION TWO

13'6" x 11'6" (4.12 x 3.51)

Built in under stairs cupboard, radiator, double glazed window to rear elevation, door leading into,



RECEPTION ONE / BEDROOM

13'4" x 10'1" (4.08 x 3.09)

Bay window to front elevation, meter cupboard, radiator, coving,



KITCHEN

10'9" x 6'11" (3.30 x 2.13)

Fitted units with worktops, sink, gas point, plumbing for W/M, part tiles walls, tiled floor, double glazed window to side elevation and door to side leading to garden.

UPSTAIRS LANDING

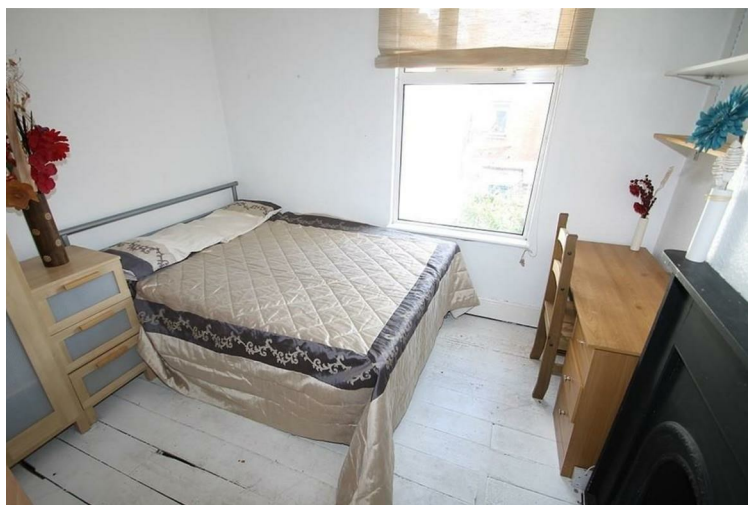
Built in cupboard with loft access, radiator.



BEDROOM ONE

13'5" x 10'10" (4.11 x 3.31)

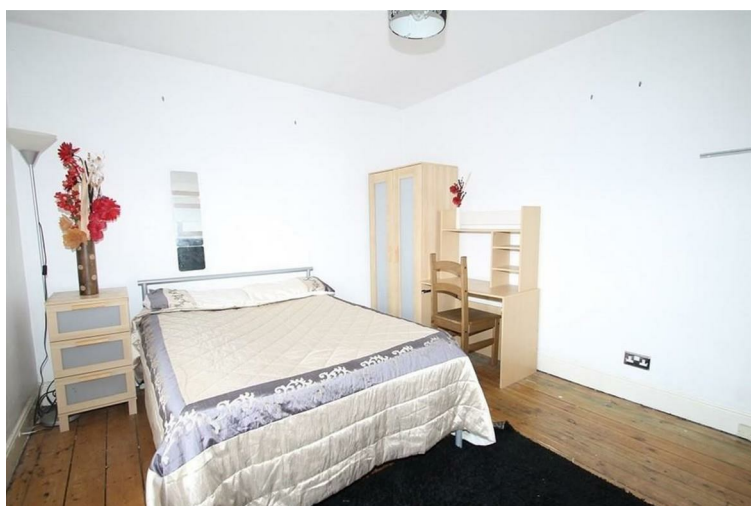
Feature fireplace, radiator, window to front elevation.



BEDROOM TWO

10'7" x 8'10" (3.24 x 2.71)

Feature fireplace, radiator, double glazed window to rear elevation.



BATHROOM

10'10" x 7'0" (3.31 x 2.14)

Bath with shower attachment, pedestal wash hand basin, low level W/C, built in cupboard housing boiler, part tiles walls, radiator, double glazed frosted window to rear elevation.



OUTSIDE

Nice sized rear garden, outhouse, gate to rear.

HISTORIC PLANNING PERMISSION

Historic planning permission (Now Lapsed) granted for a loft conversion and extension to the rear of the property, two skylights installed in the loft

DISCLAIMER

All of photos shown are prior to the tenants taking occupation.

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.

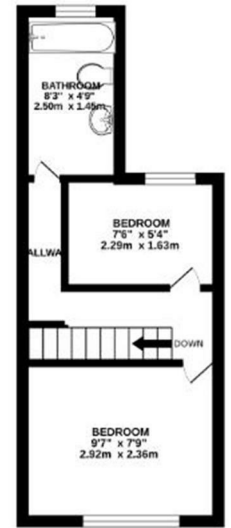
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

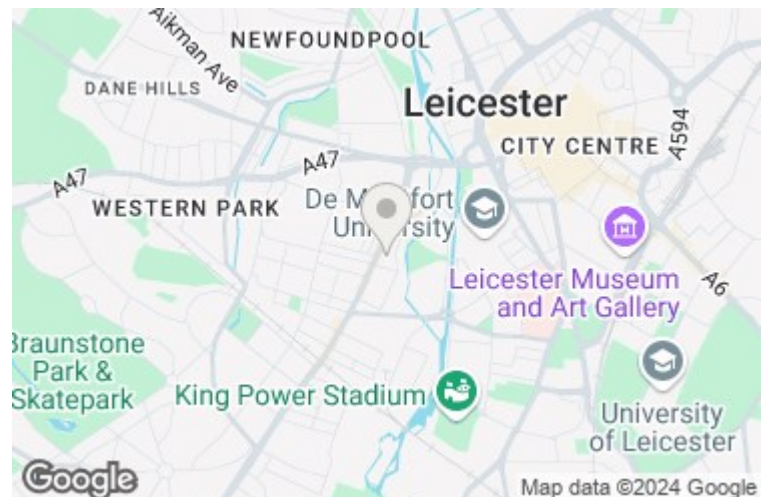
Monday to Friday 9am -5pm

Saturday 9am - 4pm



| 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 | | | |
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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

