



Guide Price £250,000 - £270,000

Upper King Street, Leicester, LE1 6XF

- Four bedroom GRADE II LISTED Property
- INVESTMENT OPPORTUNITY
- Kitchen/Diner
- Four Double Bedrooms
- EPC Rating E Council Tax Band B
- Arranged Over Three Floors
- Lounge
- Downstairs Bathroom and Two W/C'S
- Conservation area
- LET UNTIL JUNE 2026 GENERATING £16.360 Gross



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A great INVESTMENT OPPORTUNITY to purchase this GRADE II LISTED FOUR BEDROOM TERRACED PROPERTY arranged over THREE FLOORS with cellar, currently rented out until JUNE 2026 generating an income of £16.360.

Ideally located near the city centre, Leicester Royal Infirmary, Leicester University and the Leicester Train Station.

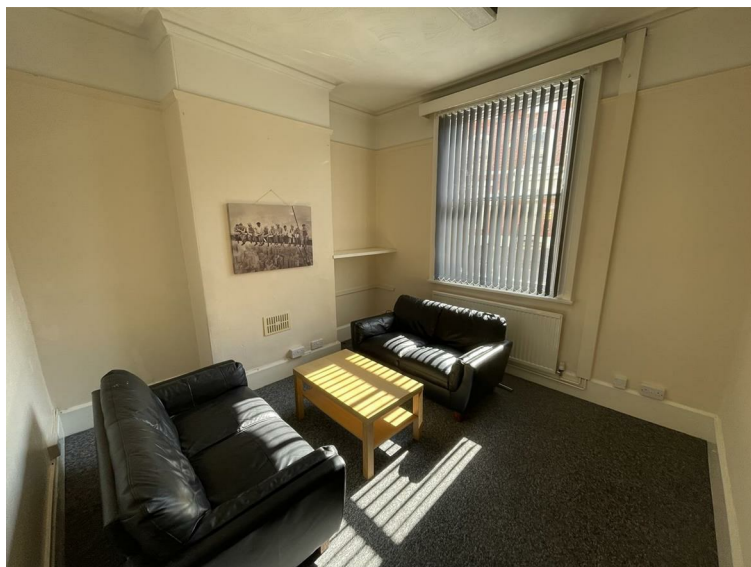
The accommodation briefly comprises Four Letting Bedrooms, a communal lounge, dining kitchen and ground floor bathroom. With a small courtyard area to the rear there is also OFF ROAD PARKING for two cars.

VIEWING IS RECOMMENDED - CALL BARKERS on 0116 2709394 NOW

HALLWAY

26'4" x 2'8" (8.048 x 0.829)

Wooden front door leading into the hallway with a window to front aspect, radiator, stairs rising to first floor,



RECEPTION ONE

11'8" x 11'3" (3.569 x 3.451)

Window to front aspect, radiator, coving.



KITCHEN/DINER

11'9" x 11'3" (3.590 x 3.454)

Fitted units with worktops and tiled splashbacks, plumbing for washing machine, sink with drainer, wall mounted boiler, radiator, window to rear aspect, door leading to stairs going down into the cellar.

INNER HALLWAY

L shaped, door with frosted glass to side aspect.

SEPARATE W/C

Low level W/C, corner wash hand basin, radiator, frosted window to side elevation.



DOWNSTAIRS BATHROOM

10'6" x 6'11" (3.213 x 2.133)

Bath with electric shower, low level W/C, pedestal wash hand basin, two radiators, part tiled walls, four frosted windows to side aspect.



FIRST FLOOR LANDING

Radiator



BEDROOM TWO

13'7" x 9'4" (4.155 x 2.867)

Built in under stairs cupboard, radiator, three built in cupboards, two windows to rear elevation.



BEDROOM ONE

13'7" x 11'4" (4.156 x 3.470)

Two built in cupboards, coving, window to front elevation.



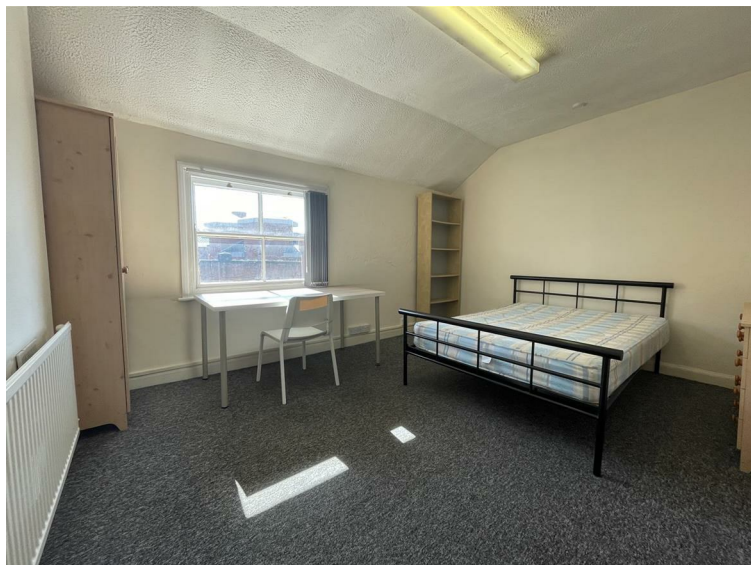
SECOND FLOOR LANDING

Window in ceiling

INNER HALLWAY

7'2" x 5'2" (2.200 x 1.578)

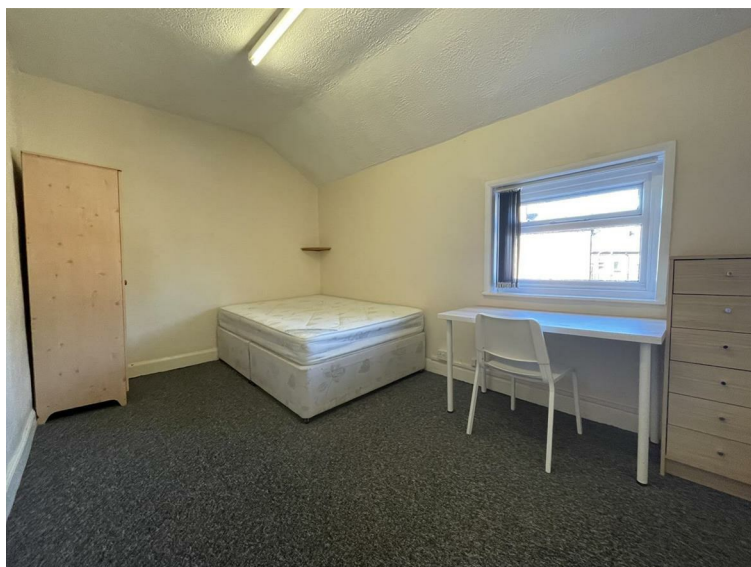
Fire Exit Door



BEDROOM THREE

13'8" x 11'4" (4.185 x 3.461)

Built in cupboard, radiator, window to front elevation



BEDROOM FOUR

13'7" x 9'0" (4.157 x 2.758)

Radiator, window to rear elevation.



OUTSIDE

To the rear of the property is a small courtyard area and there is off street parking for two cars.

CELLAR

11'10" x 11'8" (3.617 x 3.559)

Gas Meter, Fuse Boxes.



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.

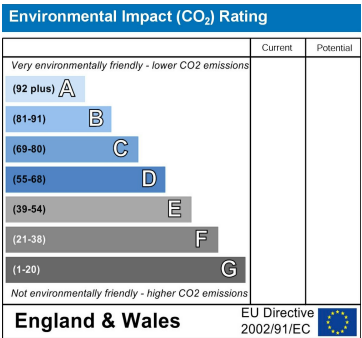
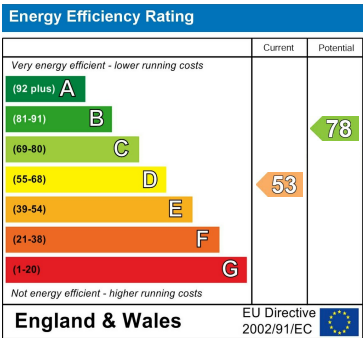
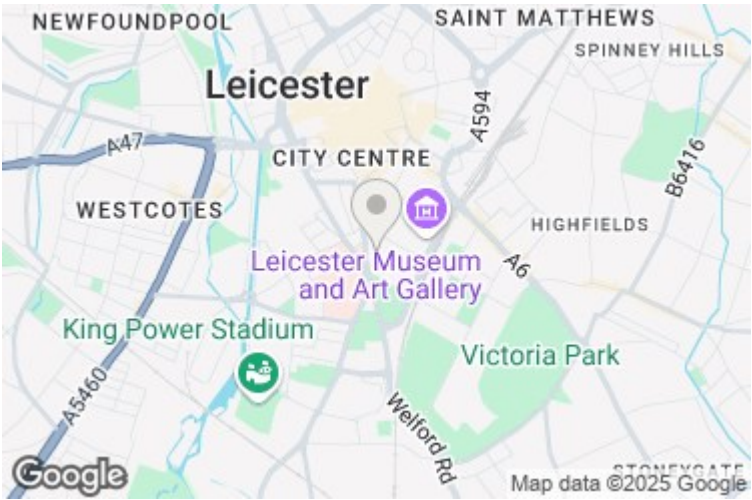
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



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

