James Sellicks

9 Sweetbriar Road

WEST END, LEICESTER
LE3 1AP

Guide Price £295,000



This substantial three-storey period property has been converted into three self-contained one-bedroom apartments, each with its own private entrance. Offered for sale as a whole, including the freehold, it presents an excellent investment opportunity.

Two of the apartments are currently tenanted, providing immediate rental income, while the remaining third in the process of refurbishment, with a new kitchen and bathroom supplied but not yet installed, giving scope for a purchaser to finish to their own specification.

Location

Sweetbriar Road excellently located for the city centre, professional quarters and mainline railway station; local day-to-day shopping can be found along the nearby Narborough Road, along with an abundance of trendy bars and restaurants, all within walking distance on the nearby Braunstone Gate and Hinckley Road.

Ground Floor Flat

The comfortable and well-proportioned layout is accessed via a carpeted entrance hallway with a useful storage cupboard. The sitting room is bay-fronted with feature wood panelling and ceiling coving. The bedroom is a double, with fitted wardrobes and a window overlooking the rear garden. The kitchen has a side window for natural light, tiled flooring and a range of white units, a stainless steel sink and drainer, a gas hob with oven and plumbing for a washing machine. A small lobby leads to the garden and the bathroom, with a bath and shower over, a WC, wash hand basin, and wood panelling.

First Floor Flat

Approached via a metal staircase at the rear of the property leading into a hallway with a small internal staircase, the apartment is currently in an unfinished state, with the kitchen and bathroom supplied but not yet fitted, allowing flexibility for a buyer to complete to their taste. The sitting room is of a generous size with a picture rail and a bay window to the front. The bedroom is a double, with fitted wardrobes and a rear-facing window. The kitchen has a window to the rear. The bathroom has a window to the side and is planned to include a bath, WC, and wash hand basin.

Top Floor Flat

Accessed via a second external metal staircase, this apartment spans the top floor of the property and offers light-filled accommodation currently used as a combined living, dining, and sleeping space with a bay window to the front and a fitted cupboard. The kitchen has wood-effect units with a stainless steel sink and drainer, an oven and washer/dryer. The bathroom has a white suite comprising a bath, WC and wash hand basin.







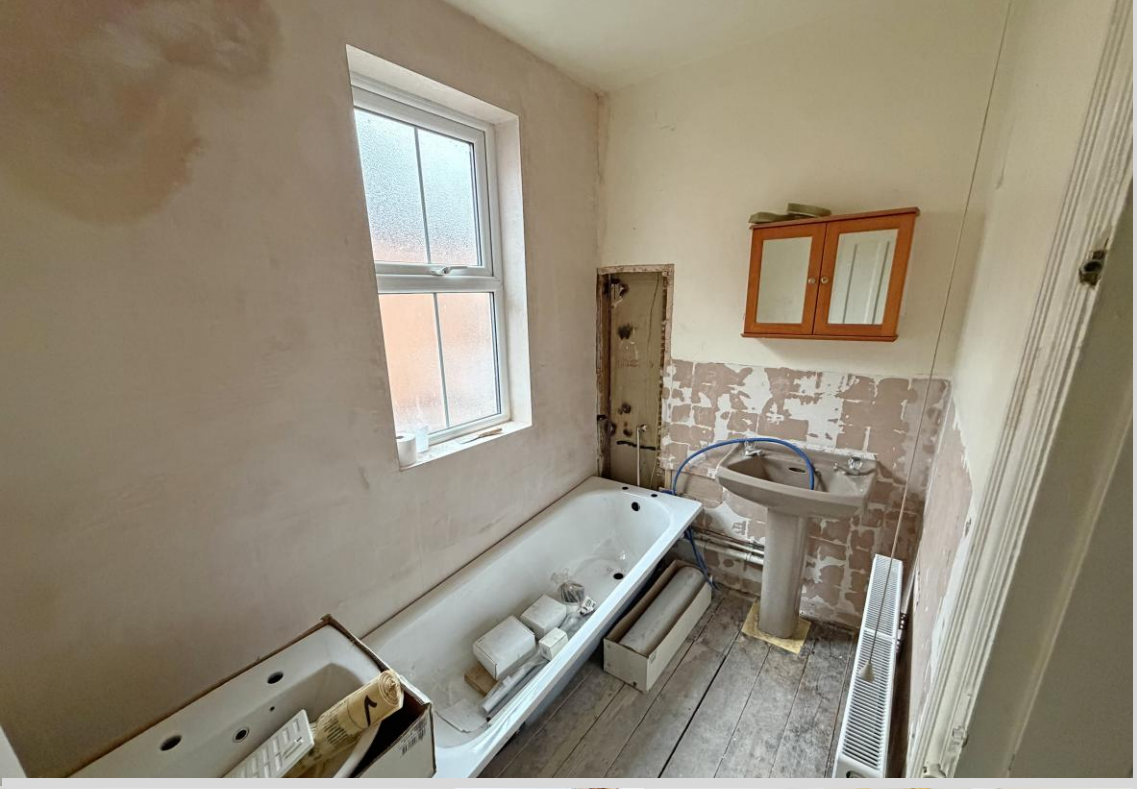
Outside
A shared rear garden features a small outbuilding, flower borders, and a patio area for seating.

Tenure: Freehold
Local Authority: Leicester City Council
Tax Band: A

Listed Status: None.
Conservation Area: None.
Services: Offered to the market with all mains services and gas-fired central heating.
Broadband delivered to the property: Unknown.
Non-standard construction: Believed to be Standard.
Wayleaves, Rights of Way & Covenants: None our Clients are aware of.
Flooding issues in the last 5 years: None our Clients are aware of.
Accessibility: Three-Storey property, no accessibility modifications made.
Planning issues: None our Clients are aware of.















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Approximate total area(1)

129.1 m²

1389 ft²

Reduced headroom

1.6 m²

17 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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