

FOR SALE

Evington Street Highfields, Leicester LE2 0SA



ASKING PRICE: £160,000

- Ideal Investment Opportunity
- A Well-Presented Mid Terrace Property
- Located In The Sought After Area of Highfields, Near to Leicester Railway Station & Many Other Amenities
- Part Double Glazing & Gas Central Heating
- Lounge, Dining Room, Kitchen, Two Bedrooms, Family Bathroom & Cellar
- Low Maintenance Rear Enclosed Garden
- Offered With No Upward Chain & A Sitting Tenant In Place At £1,150 PCM (£13,800 PA) Providing a 8.6% Yield



Location

This property is located on Evington Street, which is off Sparkenhoe Street and near to St Peters Road, in the popular area of Evington. Nearby amenities include local schooling such as Uplands Junior Academy and Moat Community College, health centres such as St Peters Health Centre and local pharmacies, Leicester Railway Station, and an array of many other amenities including restaurants, convenience stores, and more along Evington Road.

Description

A spacious and well presented two-bedroom mid terrace property, suited to investors. The accommodation briefly comprises; lounge, separate dining room, fitted kitchen, two bedrooms, family bathroom and an added benefit of a useful cellar providing additional storage. Externally, the property benefits from a low maintenance rear enclosed garden.

Offered with no upward chain and a sitting tenant in place with an immediate rental income of £1,150 pcm (£13,800 per annum), which provides an attractive gross yield of approximately 8.6%, making it an excellent investment opportunity.

Accommodation

All measurements are approximate:

Reception Room One - 11' 1" x 11' 0" (3.38m x 3.35m)

Door to front, window to front, radiator, power points, pendant light fitting.

Reception Room Two - 12' 0" x 11' 1" (3.65m x 3.38m)

Window to rear, stairs to first floor, storage cupboard under stairs, radiator, power points, pendant light fitting.

Kitchen - 10' 8" x 6' 1" (3.25m x 1.85m)

Window and door to side, wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, four burner gas hob with extractor fan over, electric oven, plumbing for washing machine, tile splashback surrounds, radiator, power points, pendant light fitting.

First Floor Landing

Bedroom One - 11' 1" x 11' 0" (3.38m x 3.35m)

Two windows to front, radiator, power points, pendant light fitting.

Bedroom Two - 10' 0" x 7' 9" (3.05m x 2.36m)

Window to rear, airing cupboard, radiator, power points, pendant light fitting.

Bathroom - 10' 8" x 6' 1" (3.25m x 1.85m)

Window to rear, panelled bath, low level WC, pedestal wash hand basin, airing cupboard housing the boiler, radiator, pendant light fitting.

Outside

To the rear, a low maintenance garden mainly laid to lawn with a paved patio area and brick-built surrounds.

Agents Note

These photos have been enhanced using AI.

Tenure

Freehold.

EPC

Band D.

Council Tax

The property falls within Band A.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

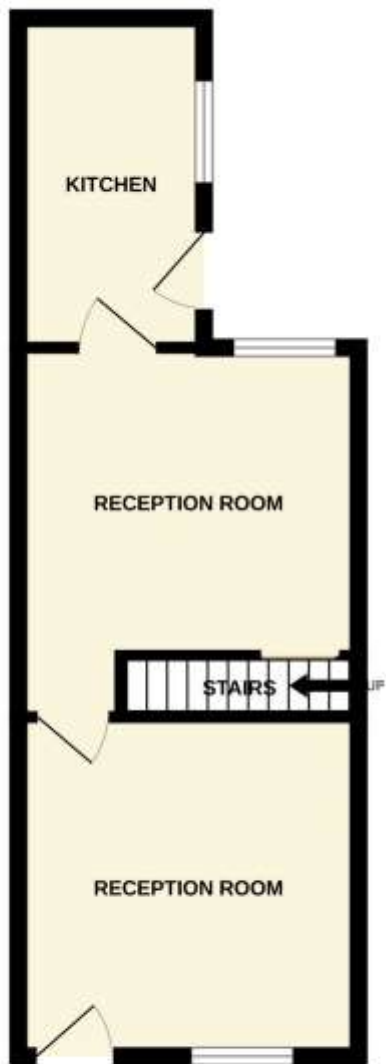
85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagon-02025

Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

