



1a Westleigh Road, Leicester

Offers Over £290,000



1a Westleigh Road

Leicester, Leicester

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- A versatile and spacious four bedroom detached home
- Could be bought as a family home to live in or if preferred be purchased to let out
- The sellers have a selective licence in place for this property
- Fantastic investment with a potential gross yield of 9%
- Ready to move into and with the option of putting your own mark on it to truly make it your own
- Current layout to the ground floor are two generously sized bedrooms along with a lounge, kitchen and shower room
- To the first floor are two double sized bedrooms with some restricted head height, storage within the eaves and access to a shower room
- To provide a buyer with some peace of mind this property is being offered with no onward chain
- Located in the Westcotes area, just off the Narborough Road with superb road links to Fosse Park Shopping Centre and M1, M69 motorways
- Within close proximity to the various local shops, restaurants, takeaways and bars, good access available to the Leicester Royal Infirmary, De Montfort University and Leicester City Centre



All measurements, floor areas, openings and orientations are approximate and for display purposes only.
They should not be relied upon and do not form as any part of agreement.
All parties must rely on their own inspections and no liability is taken for any errors.

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This spacious four bedroom detached home presents an excellent opportunity for families and investors alike, with versatile accommodation arranged over two floors. Ready to move into while still offering scope to personalise the internal decor and truly make it your own home.

Looking for a buy to let out opportunity? Hoping to achieve a high yield? Having previously been rented out per room, investors could achieve a strong gross yield of approximately 9%. A fantastically located property which could attract a mixture of tenants such as students, doctors or residents.

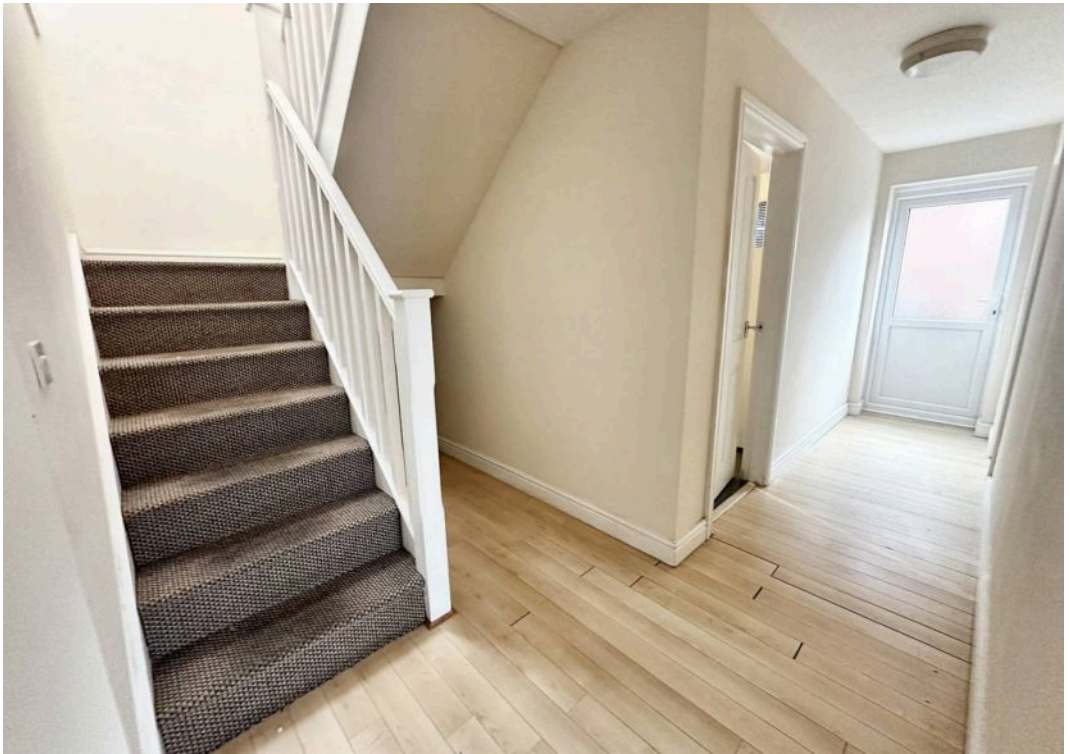
The ground floor accommodation in brief currently features a welcoming spacious entrance hall, two generously sized bedrooms, a lounge, a well-appointed kitchen, and a shower area, creating a flexible living environment ideal for families or those who require space for guests or home working. Upstairs, there are two further double bedrooms (with some restricted head height), practical storage within the eaves, and access to a second shower area, ensuring comfort and convenience for all residents.

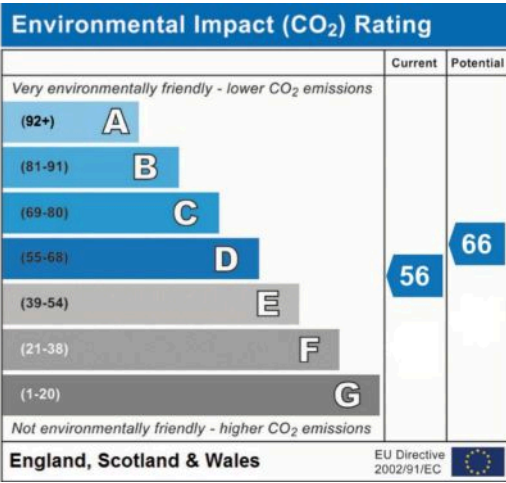
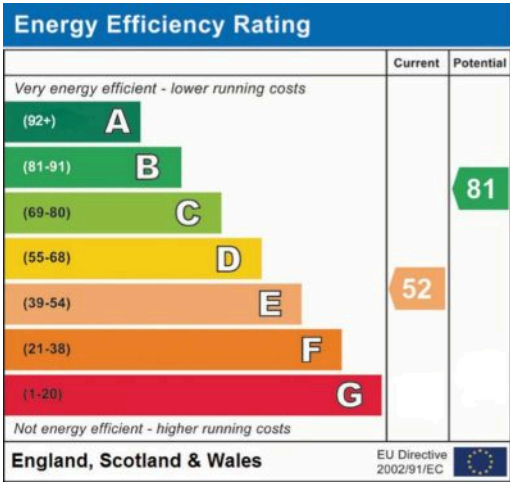
The property's adaptable layout makes it equally well suited as a family home or as a buy-to-let out, with the added benefit of a selective licence already in place. The property is being offered with no onward chain, providing some peace of mind and hopefully a quicker transaction process. Externally to the front you have some outside space and to the rear is a low maintenance garden, which includes an out building.

This property combines generous living space, flexibility, and a highly convenient setting, making it a compelling choice for both buy to let investors or residential buyers.

Situated in the popular Westcotes area, just off Narborough Road, this property boasts excellent access to a wide array of local amenities, including shops, restaurants, takeaways, bars, and is well placed for those needing to reach Leicester Royal Infirmary, De Montfort University, or Leicester City Centre. The location also benefits from superb road links.









SCAN QR CODE FOR ONLINE DETAILS

