



26 SWEETBRIAR ROAD, LEICESTER, LE3 1AP
GUIDE PRICE £240,000



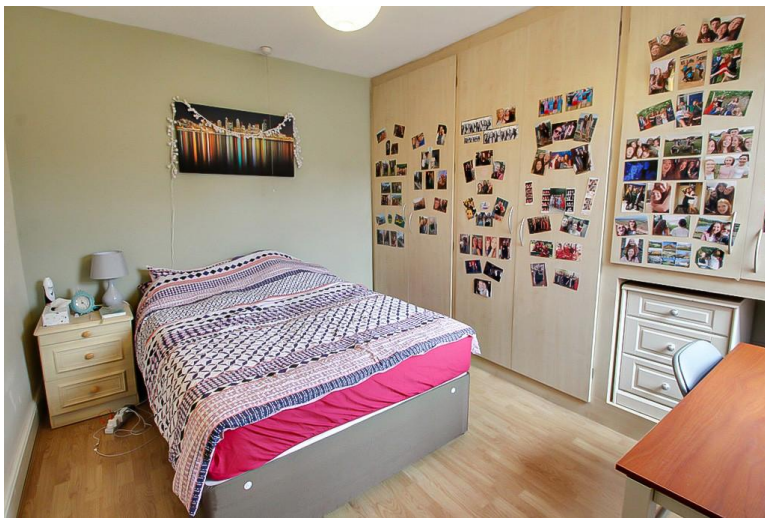


Welcome to this fantastic extended 4-bedroom House in Multiple Occupation (HMO) located on Sweetbriar Road in Leicester. This fully tenanted property offers a wonderful opportunity for investors or those seeking a spacious and well-maintained home. With its prime location, excellent tenant occupancy, this property is sure to captivate your interest.

As you step inside, you are greeted by a tastefully designed and contemporary interior. The house boasts four generously sized double bedrooms, providing ample space for comfortable living. Each bedroom is thoughtfully furnished, creating a cosy and inviting atmosphere for the occupants.

The property features a modern and fully-equipped kitchen, complete with sleek countertops, ample storage space, and all the necessary appliances. Whether you enjoy cooking elaborate meals or prefer quick and easy dishes, this kitchen will cater to your needs with ease.

To ensure convenience and comfort, the house comprises well-appointed bathroom and a



downstairs W.C

The rear store is currently arranged as kitchen with matching eye and base level units but could easily be turned into an additional reception room, dedicated utility room or perhaps even a 5th Bedroom.

There is the scope for some uplift in the property which would allow for potential increased rental income once the current tenancy has lapsed.

Located in an excellent area for working professionals or students this property benefits from its proximity to local amenities, transportation links, and employment opportunities. Sweetbriar Road provides easy access to various shops, restaurants, cafes, and leisure facilities, ensuring a vibrant and convenient lifestyle for the occupants.

Furthermore, this property is currently fully tenanted until 2024, making it an ideal investment opportunity. The existing tenancy ensures a steady rental income, offering peace of mind to prospective buyers or investors.

Act now to secure a valuable investment or a comfortable home for yourself. Contact us today to arrange a viewing and explore the numerous possibilities this property has to offer.



BEDROOM 1

14' 10" x 10' 2" (4.53m x 3.10m)

COMMUNAL LOUNGE

11' 8" x 13' 5" (3.56m x 4.10m)

KITCHEN

17' 9" x 7' 0" (5.43m x 2.14m)

STORAGE

11' 6" x 8' 2" (3.51m x 2.49m)

BEDROOM 2

11' 8" x 13' 4" (3.57m x 4.08m)

BEDROOM 3

11' 8" x 8' 10" (3.56m x 2.70m)

BATHROOM

7' 0" x 4' 7" (2.15m x 1.40m)

BEDROOM 4

10' 4" x 7' 2" (3.16m x 2.19m)

DOWNSTAIRS WC

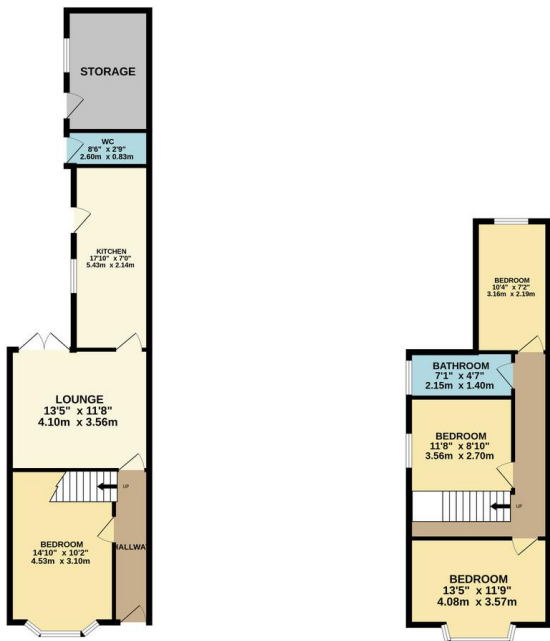
2' 8" x 8' 6" (0.83m x 2.60m)





GROUND FLOOR

1ST FLOOR



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