

£345,000

Beckingham Road, Leicester, LE2 1HB

- Mid-Terraced House
- Entrance Hall
- Five Letting Bedrooms with En-Suites
- Rear Courtyard Garden
- Early Viewing Advised
- Modernised Throughout
- Communal Kitchen / Diner
- HMO Licensed & Currently Let
- GCH, DG & EPC E
- No Upward Chain



INVESTMENT OPPORTUNITY! A SUPERBLY APPOINTED TERRACED PROPERTY PERFECT FOR STUDENT LIVING ACCOMMODATION with FIVE BEDROOM AND FIVE EN-SUITE SHOWERS. This extremely well presented property is ideally situated within the popular city suburb of Evington being well served for easy access to Leicester University, the city centre, Evington Road shopping amenities & the vibrant Queens Road with its array of specialist boutiques, bars & bistros. The accommodation is currently rented on a room by room basis and briefly comprises entrance hall, two ground floor bedrooms / en-suites. Large fitted kitchen / diner, stairs to three bedrooms and three en-suite showers. Having GCH, DG, EPC E & rear courtyard garden. **EARLY VIEWING IS HIGHLY RECOMMENDED.**

HMO LICENSE

Please note that a HMO licence is a non transferable document and a new owner will have to apply for their own certificate. Marketing photos for this property were taken prior to the current tenants taking occupation:

INCOME

Room 1 - Currently let for £400 per calendar month

Room 2 - Currently vacant

Room 3 - Currently let for £450 per calendar month

Room 4 - Currently let for £450 per calendar month

Room 5 - Currently let for £500 per calendar month

Rent is fully inclusive of all bills and internet



ENTRANCE HALL

Accessed via UPVC front door, laminate flooring, radiator, fuse board, fire alarm panel, coving, smoke alarm and emergency lighting:



BEDROOM ONE

9'10" x 11'1" (3.01 x 3.39)

Located on the ground floor with radiator, smoke alarm, meter cupboard and double glazed window to front aspect.



ENSUITE

2'7" x 7'2" (0.80 x 2.20)

Fitted shower room with single shower cubicle and mixer shower and tiled splash backs, chrome towel rail, wash hand basin and low level W/C:



BEDROOM TWO

11'4" x 12'1" (3.46 x 3.70)

Located on the ground floor with radiator and double glazed window to rear aspect. Currently vacant:



ENSUITE

6'0" x 3'7" (1.84 x 1.10)

Fitted shower room with single shower cubicle and mixer shower and tiled splash backs, chrome towel rail, wash hand basin and low level W/C:



COMMUNAL KITCHEN / DINER

8'9" x 16'1" (2.69 x 4.91)

With two double glazed windows to the side elevation. This stylishly appointed and spacious breakfast kitchen comprises: sink and drainer, a range of wall and base units. Appliances comprising: four ring gas hob with filter chimney hood over, electric oven and extractor, washing machine, two fridge /freezers, tiled flooring, radiator, nest heating control system, smoke alarm and emergency lighting, boiler room with 'Worcester' boiler. Double glazed window to side aspect

LANDING

Loft access, emergency lighting and smoke alarm:



BEDROOM THREE

13'5" x 12'7" (4.09 x 3.84)

With radiator, smoke alarm and double glazed bay window to front elevation.

ENSUITE

2'7" x 6'11" (0.80 x 2.13)

Fitted shower room with single shower cubicle and mixer shower and tiled splash backs, chrome towel rail, wash hand basin and low level W/C:



BEDROOM FOUR

10'3" x 9'8" (3.14 x 2.95)

With radiator, smoke alarm and double glazed window to rear elevation.

ENSUITE

2'10" x 5'10" (0.88 x 1.78)

Fitted shower room with single shower cubicle and mixer shower and tiled splash backs, chrome towel rail, wash hand basin and low level W/C:



BEDROOM FIVE

8'10" x 10'9" (2.71 x 3.30)

With radiator, smoke alarm and double glazed bay window to rear elevation.

ENSUITE

5'10" x 2'7" (1.79 x 0.79)

Fitted shower room with single shower cubicle and mixer shower and tiled splash backs, chrome towel rail, wash hand basin and low level W/C:

COURTYARD GARDEN

To the rear of the property there is a low maintenance courtyard garden with three outhouses for storage:

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

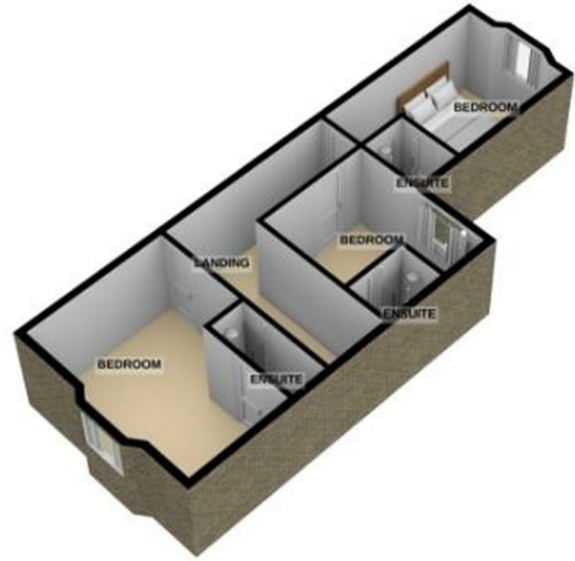
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors 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.

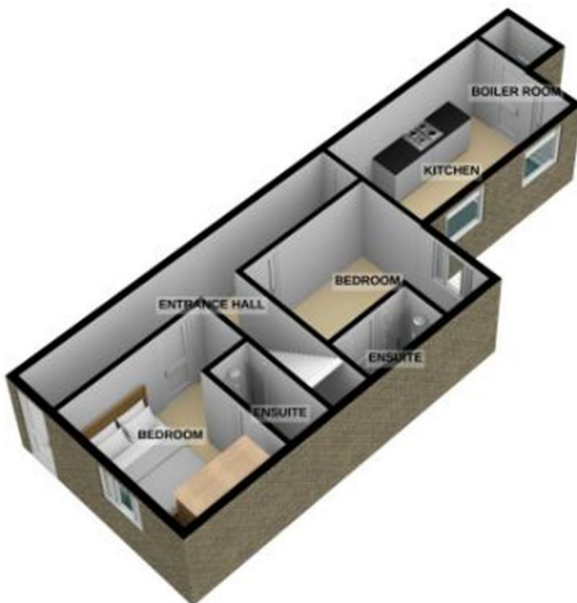
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.
 Hours of Business:
 Monday to Friday 9am - 5.30pm
 Saturday 9am - 4pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		49	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		42	72
England & Wales		EU Directive 2002/91/EC	



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

