



## Offers Over £200,000

### Cambridge Street, West End, Leicester, LE3 0JP

- Student Three Share Accommodation
- Communal Lounge / Dining Room
- Three Letting Bedrooms
- GCH, P/t DG, EPC D
- Rental Income £15,120 PA
- Entrance Hallway
- Streamlined Fitted Kitchen
- Two Contemporary Shower Rooms
- Student Let 2020/2022
- Ideal Investment Opportunity





**SUPERB STUDENT THREE SHARE PROPERTY** ideally situated within the thriving West End city suburb of Leicester, being well served for De Montfort University, the City Centre and the vibrant Braunstone Gate with its array of local amenities, leisure facilities, bars and restaurants. This attractive & well appointed **STUDENT LIVING ACCOMMODATION** is currently let to four sharers (one couple sharing one bedroom and two other bedrooms occupied until 30.6.22), generating a Rental Income of £15,120 PA and briefly comprises, streamlined fitted kitchen, communal lounge / dining room, four letting bedrooms, two contemporary shower rooms, GCH, P/t DG, EPC D, front & rear enclosed gardens.

**PERFECT BUY TO LET INVESTMENT OPPORTUNITY**

#### **ENTRANCE HALLWAY**

Radiator and under stair storage:



#### **COMMUNAL LIVING / DINING ROOM**

**13'1" x 11'11" (3.99m x 3.63m)**

Comprising cast iron feature fireplace, radiator, double glazed French doors to rear elevation:



#### **STREAMLINED FITTED KITCHEN**

**12'4" x 7'4" (3.76m x 2.26m)**

Fitted with a matching range of white base, wall and drawer units with grey work surfaces over, stainless steel sink unit and brick tiled splashbacks. Having integrated single electric oven, with four ring gas hob, extractor hood, space provided for fridge/freezer plumbing for washing machine, wall mounted boiler, wood style flooring and window to side:



#### **GROUND FLOOR BEDROOM THREE**

**14'0" (bay) x 9'11" (4.27m (bay) x 3.03m)**

Cast iron feature fireplace, radiator & bay window to front elevation:



**GROUND FLOOR SHOWER ROOM**  
**9'3" x 6'7" (2.84m x 2.01m)**

Fitted with a stylish three piece suite comprising, walk-in shower cubicle, pedestal sink & low level wc, decorative tiled surround, radiator, nonslip flooring and double glazed window to side:

**FIRST FLOOR LANDING**

Loft access:



**BEDROOM TWO**  
**11'6" x 9'11" (3.53m x 3.03m)**

Feature fire surround, over stair storage cupboard, radiator and window to rear elevation:

**STUDY**  
**8'5" x 7'3" (2.59 x 2.23)**

Spots to ceiling, radiator & double glazed window to rear elevation



**BEDROOM ONE**  
**14'0" (bay) x 13'0" (4.28m (bay) x 3.98m)**

Comprising feature fire surround, shelving unit to recess, radiator & bay window to front elevation:



**SHOWER ROOM**  
**5'8" x 4'2" (1.74 x 1.28)**

Fitted with a stylish three piece suite comprising, walk-in shower cubicle, pedestal sink & low level wc, decorative tiled surround, radiator and nonslip flooring:





## OUTSIDE

The rear extends to a paved courtyard garden, with low level boundary wall surround & rear gated entry. To the front elevation is a paved forecourt garden with walled surround:

## 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.

## FREE VALUATION

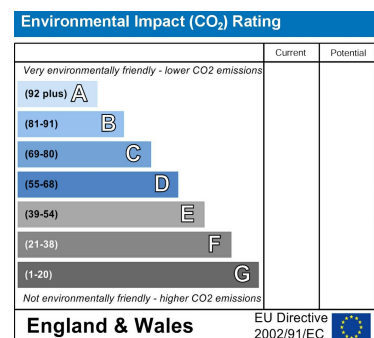
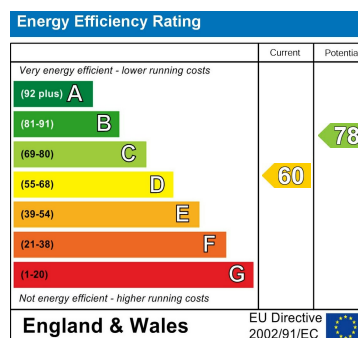
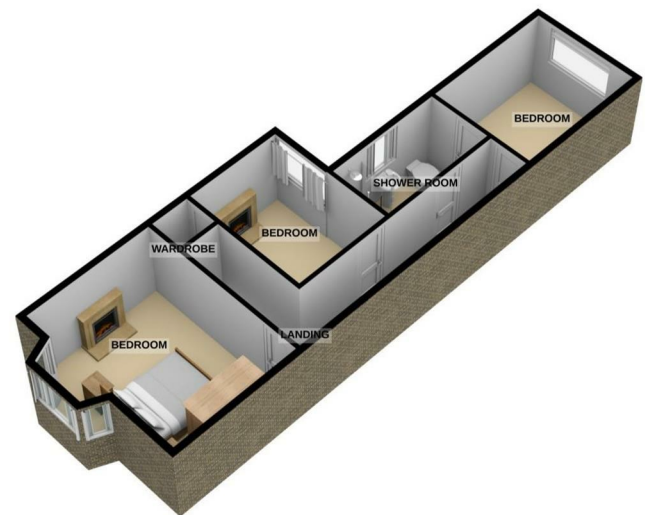
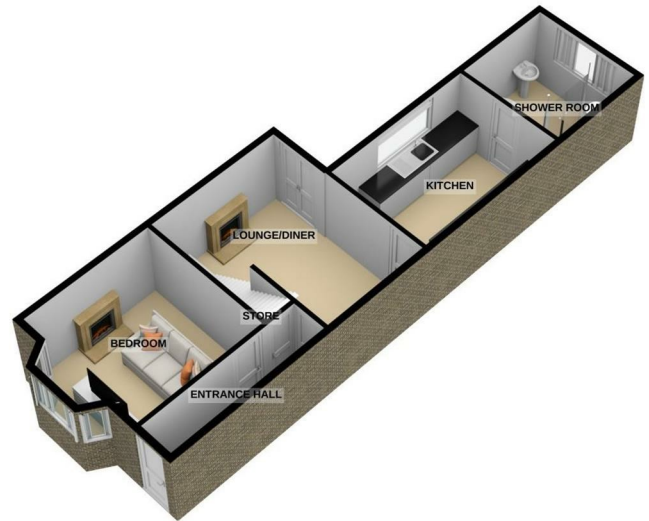
We would be happy to provide you with a free market appraisal/valuation of your own property, should you wish to sell. Please speak to one of our staff to arrange a mutually convenient appointment.

## 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.





# 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

