



HMO in LE9

Stanley Street, Barwell, Leicester,
Leicestershire, LE9 8EB

£270,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- ✓ Tenanted on long lease for
- ✓ Six bedroom HMO property
- ✓ Exciting buy to let opportunity
- ✓ Within walking distance to local amenities
- ✓ Garden to the rear with

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

An exciting investment opportunity to acquire this six-bedroom HMO situated in the heart of Barwell, conveniently located within walking distance of local shops, amenities and transport links. The property offers spacious and versatile accommodation, comprising six letting rooms, a communal open-plan living/kitchen/diner ideal for modern shared living, and two shower rooms serving the accommodation. Externally, the property benefits from an adjacent courtyard, a rear garden and a useful outbuilding, providing additional storage potential. The property's central location and established HMO layout make it an attractive proposition for investors seeking a ready-made income-generating asset. This home is already let and currently achieving £2,800 pcm (£33,600 pa). Early to appreciate the accommodation and investment potential on offer.

EPC rating: D. Tenure: Freehold,

Please note we have not inspected this property.

Price: Starting Bid £270,000

Property Type: HMO

Business Type: Residential Investments

Parking: On Street

Location

Barwell is a well-connected and highly regarded Leicestershire village, situated approximately two miles from Hinckley and 11 miles from Leicester. The area benefits from excellent transport links via the A47, A5, M69 and M1, with rail services from nearby Hinckley, Leicester and Rugby providing convenient access to Birmingham and London. The village offers a comprehensive range of everyday amenities, including local shops, a post office, supermarket, public houses, healthcare facilities and a public library, together with well-regarded primary and secondary schooling. Surrounded by attractive countryside, residents can enjoy a variety of scenic walks, including nearby Burbage Common and Woods and the historic Bosworth Battlefield. A range of leisure and sporting facilities further enhance the area's appeal, contributing to a strong sense of community and village life.

Accommodation

The property offers spacious and versatile accommodation, comprising six letting rooms, a communal open-plan living/kitchen/diner ideal for modern shared living, and two shower rooms serving the accommodation. Externally, the property benefits from an adjacent courtyard, a rear garden and a useful outbuilding, providing additional storage potential. This home is already let and currently achieving £2,800 pcm (£33,600 pa). Early viewing is highly recommended to appreciate the accommodation and investment potential on offer.

Tenure

Freehold, title number LT561453

Council tax

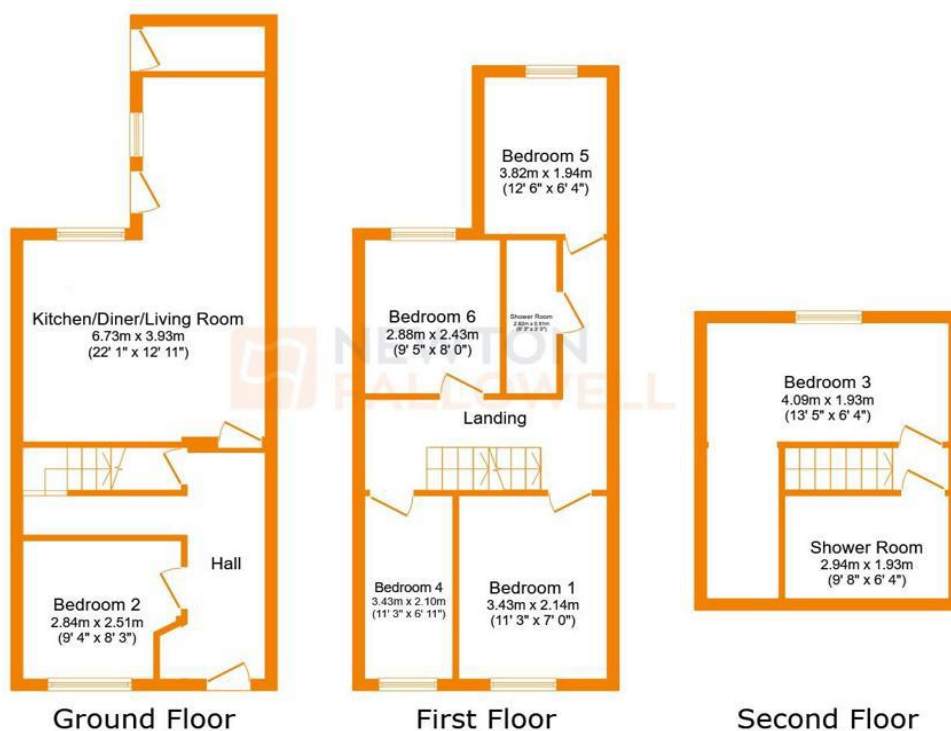
Band A

EPC

Rating D, full report available on request.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Stanley Street, Barwell, Leicester, Leicestershire, LE9 8EB

Contact your local branch today for more information on this property:

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