



  
**SETHS**  
THINK PROPERTY...THINK SETHS

**Kimberley Road**  
Evington, Leicester

**Offers Over £285,000**

[www.seths.co.uk](http://www.seths.co.uk)

**\*\*POTENTIAL RENTAL YIELD OF 9% TO 10% - EXCELLENT INVESTMENT OPPORTUNITY\*\***

Seths are delighted to bring to market this 3 Storey, 5 Bedroom Villa located in EVINGTON within a short walking distance from Universities, City Centre and Leicester Railway Station. Requiring modernisation throughout but with the potential to convert to a 6 bedroom HMO (subject to necessary consent), this would make an ideal investment with a very generous return. In brief, the property comprises of an Entrance Hallway, Sitting Room, Dining Room, Kitchen, 5 Bedrooms, Bathroom and a separate WC. The property has the added benefit of a Utility Room and a Rear Courtyard.

Viewings by appt only

### **GROUND FLOOR**

**ENTRANCE HALLWAY** Carpeted, Radiator, Staircase leading to first floor, Understairs storage cupboard

**SITTING ROOM** 14' 8" x 12' 4" (4.49 (to bay)m x 3.78m) Carpeted, Radiator, Fireplace, Meter cupboard, uPVC double glazed bay window

**DINING ROOM** 13' 10" x 10' 6" (4.24m x 3.21m) Carpeted, Radiator, Fireplace, uPVC double glazed window

**KITCHEN** 10' 2" x 9' 11" (3.11 (max)m x 3.03m) Wall and base units with worktops over, Sink,



Radiator, Lino flooring, Partly tiled walls, Gas cooker point, Single glazed window

**UTILITY ROOM** 10' 0" x 5' 6" (3.06m x 1.69m) Tiled flooring, Single glazed window, Wooden door leading to rear yard

### **FIRST FLOOR**

**BEDROOM 1** 17' 7" x 12' 0" (5.36m x 3.67m) Carpeted, Radiator, uPVC double glazed window



BEDROOM 2 14' 0" x 12' 2" (4.28m x 3.72m)  
Carpeted, Radiator, Storage cupboard, uPVC  
double glazed window

BEDROOM 3 10' 1" x 8' 9" (3.08m x 2.69m)  
Carpeted, Radiator, uPVC double glazed window

BATHROOM Tiled flooring, Partly tiled walls,  
Wash hand basin, Bathtub, Radiator, Single  
glazed window

WC Tiled flooring, WC, Single glazed window

## SECOND FLOOR

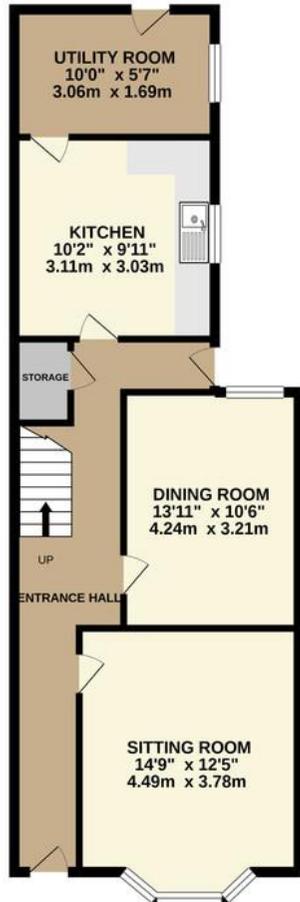
BEDROOM 4 17' 6" x 14' 6" (5.35m x 4.43m)  
Carpeted, Radiator, uPVC double glazed window

BEDROOM 5 11' 6" x 10' 10" (3.53m x 3.31m)  
Carpeted, Radiator, Skylight window

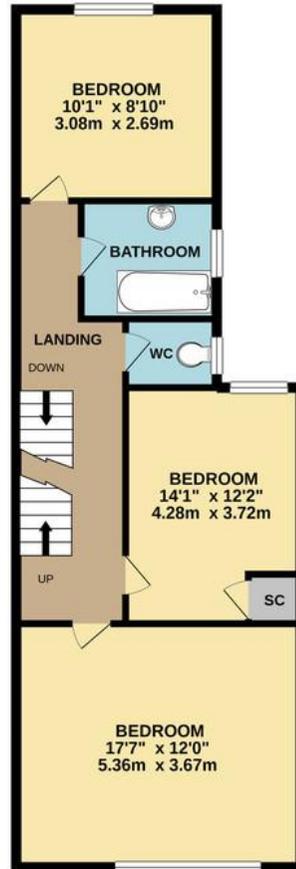
**OUTSIDE** To the front of the property is a small  
courtyard with iron gates surround. To the rear of  
the property is a courtyard with brick walls /  
wooden fence surround



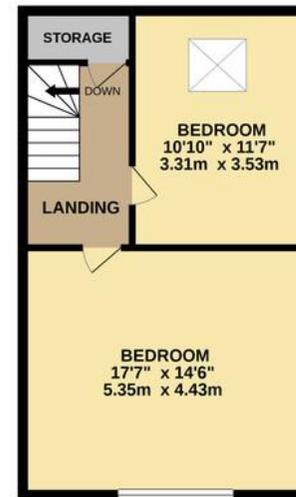
GROUND FLOOR



1ST FLOOR



2ND FLOOR



%epcGraph\_c\_1\_239%

Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not constitute part or all of an offer or contract. 3. All descriptions, floor plans and dimensions contained herein are approximate and given in good faith, without any responsibility; any intending purchaser must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 4. Seths have not tested the appliances, services and specific fittings; any intending purchaser must satisfy himself by inspection, independent advice or otherwise. 5. No person in the employment of Seths has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. All offers placed need to be qualified by Seths or one of their advisors before being passed onto the Vendors. Intending purchaser will be asked to produce proof of funds and identification documents in order to comply with the Money Laundering Regulations 2003.

**OFFICE**  
20 Loughborough Road  
Leicester  
LE4 5LD

**OPENING HOURS**  
Mon-Fri: 9am-5:30pm  
Sat: 10am-1pm

**T:** 0116 266 9977  
**E:** sales@seths.co.uk  
**W:** www.seths.co.uk

