

FREEHOLD



House - End Terrace (EPC Rating:)

118 AIKMAN AVENUE, LEICESTER, LE3 9JB

Offers Over

£420,000



7 Bedroom House - End Terrace located in Leicester

*** IDEAL INVESTMENT OPPORTUNITY - HMO - 7 BEDROOMS - £3250 Per Calendar Month - THREE STOREY ***

Seths Estate Agents are pleased to bring to market this substantial seven-bedroom three-storey terraced property located on Aikman Avenue Leicester. This is an exceptional opportunity aimed primarily at investors, offering tremendous potential as a House in Multiple Occupation (HMO) or large multi-let investment, subject to the necessary permissions.

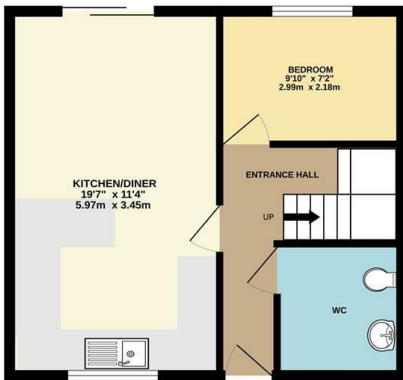
To the rear, the property benefits from a garden accessed directly from the kitchen and dining area.

Internally, the ground floor comprises an entrance hall, a spacious kitchen and dining room, a downstairs office/bedroom, and a convenient downstairs WC with utility. To the first floor are three bedrooms and a family bathroom. The second floor offers a further three bedrooms, including a large principal bedroom with its own en-suite.

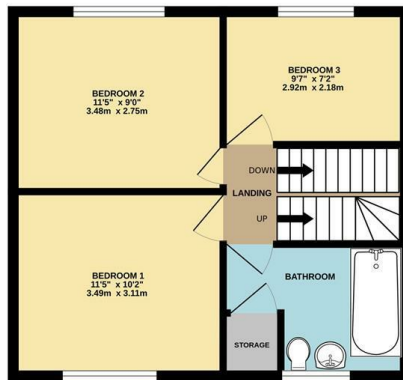
With seven bedrooms arranged across three floors and a versatile layout throughout, this property lends itself excellently to a variety of investment strategies and is sure to generate significant interest from the investor market.

Contact Seths today to arrange a viewing.

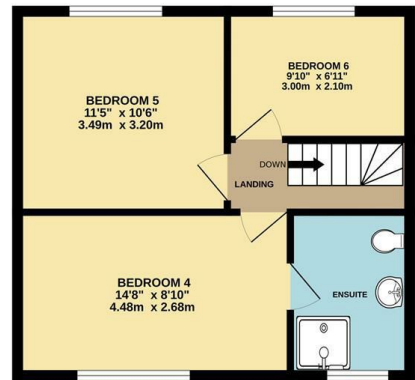
GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



SECOND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

A

Energy Performance Graph

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			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

