



# 30 Stretton Road , Leicester, LE3 6BN Price Guide £350,000

Guide Price: £350,000 - £375,000

An outstanding investment opportunity, this well-maintained and well-presented seven-bedroom period terraced home is ideally located close to Leicester city centre. Spanning approximately 1,850 sq. ft., this extensive property is currently generating a rental income of around £23,000 per annum, with significant scope to increase returns up to £42,000 per annum by repurposing and letting to professionals—offering a potential 12% annual return.

Internally, the property is thoughtfully arranged to maximise space and rental potential. The ground floor features two bedrooms, a spacious open-plan living/kitchen/dining area, and a modern bathroom. Moving to the first floor, you will find three further well-proportioned double bedrooms and another family bathroom. The top floor completes the accommodation with two additional bedrooms, ensuring a high rental yield across the entire property.

Externally, the home benefits from a low-maintenance courtyard garden, ideal for tenants, and on-street parking. With its prime location, strong rental demand, and opportunity to enhance returns, this property is a ready-made investment with impressive growth potential.

A fantastic addition to any investor's portfolio—early viewing is highly recommended.

## Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.



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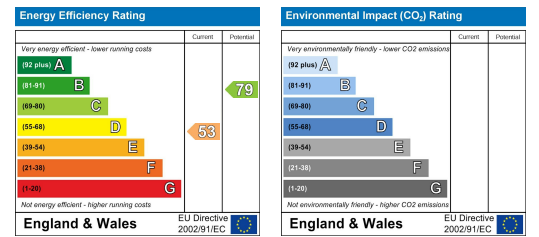
# Floor Plan



# Area Map



# Energy Efficiency Graph



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