

**Beaconsfield Road
West End, Leicester, LE3 0FF**

Offers Over: £250,000



Oliver Rayns
ESTATE AGENTS



- Original Minton Flooring
- Victorian High Ceilings
- Three Bedrooms
- Loft Conversion With WC
- Two Reception Rooms
- No Onward Chain

A home requiring full refurbishment. Retains original features including minton flooring and high ceilings. Three bedrooms plus loft conversion with WC. No onward chain and strong investment potential with approx. 8.64% yield.

This characterful Victorian terraced home on Beaconsfield Road is offered to the market with no onward chain and presents an exciting opportunity for those looking to create a wonderful family home or investment. Bursting with period charm, the property retains many original features including Minton tiled flooring and high ceilings and is ready for a full refurbishment.

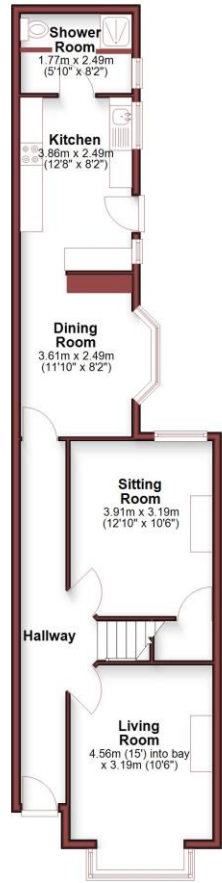
Set over three floors, the accommodation comprises two generous reception rooms, a dining room, kitchen, and shower room on the ground floor. The first floor provides three good-sized bedrooms and a family bathroom, while the second floor benefits from a loft conversion offering an additional versatile room with its own WC. Externally, there is a courtyard style garden to the rear.

This home requires full modernisation, giving buyers the chance to redesign and update throughout to their own style and specification. The property has the potential to achieve around £1,800 per calendar month and offers an approximate 8.64% rental yield, making it equally appealing to investors.





Ground Floor
Approx. 62.0 sq. metres (667.1 sq. feet)



First Floor
Approx. 55.5 sq. metres (597.8 sq. feet)



Second Floor
Approx. 29.7 sq. metres (319.7 sq. feet)



Total area: approx. 147.2 sq. metres (1584.6 sq. feet)

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 errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.
Plan produced using PlanUp.





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