

## FLOOR PLAN

### DIMENSIONS

**Living Room**  
 11'02 x 15'01 (3.40m x 4.60m)

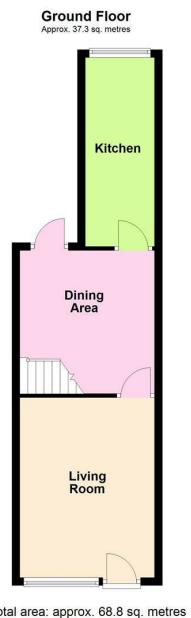
**Dining Area**  
 12'10 x 11'02 (3.91m x 3.40m)

**Kitchen / Utility Area**  
 15'10 x 5'09 (4.83m x 1.75m)

**Bedroom One**  
 11'11 x 12'05 (3.63m x 3.78m)

**Bedroom Two**  
 11'11 x 9'05 (3.63m x 2.87m)

**Family Bathroom**



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR

Telephone: 0116 2811 300 • Email: [wigston@nestegg-properties.co.uk](mailto:wigston@nestegg-properties.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestegg-properties.co.uk/](http://www.nestegg-properties.co.uk/)

**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.

Call us on 0116 2811 300 for free advice.

**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied

on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current

condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

181 Sheridan Street, Leicester, LE2 7NH

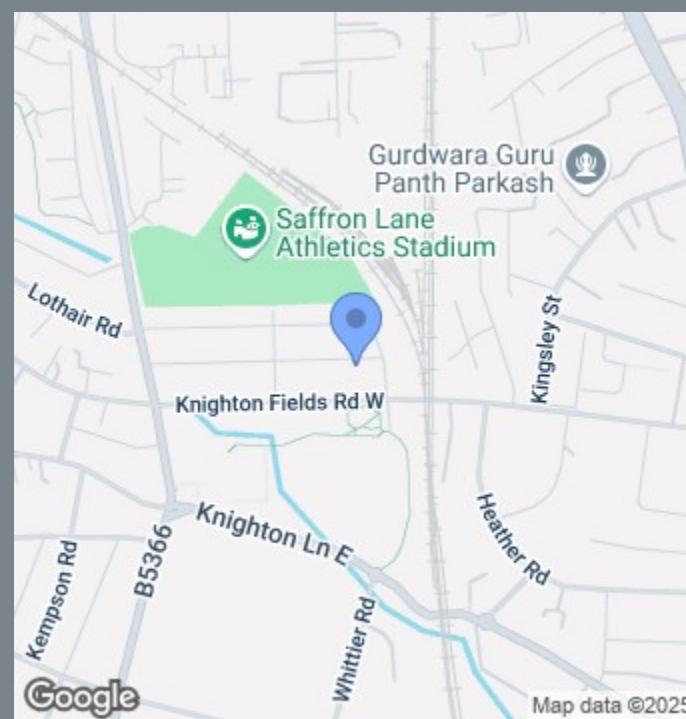
£189,950

# OVERVIEW

- INVESTORS ONLY
- Gross Rental Yield Approx. 6.67%.
- Two Double Bedrooms
- Living Room and Dining Room
- University Close By
- Council Tax Band - A
- Viewings By Appointment Only
- EPC Rating- D
- Freehold

## LOCATION LOCATION....

Sheridan Street is located in a diverse and lively residential area of Leicester, known for its traditional Victorian terraced houses. The neighbourhood offers good access to local shops, schools, and public transport, making it convenient for families and young professionals. While the area is vibrant and well-connected, it does face higher-than-average crime rates and some economic challenges.



## THE INSIDE STORY

A well-presented two-bedroom mid-terrace home, ideally located close to Leicester city centre and universities—making it an excellent opportunity for investors.

The ground floor offers a spacious front lounge, a separate dining room, and a kitchen to the rear with additional space suitable for a utility area. From the kitchen, there's access to a low-maintenance courtyard garden, featuring a mix of paving and lawn.

Upstairs, the property comprises two generously sized double bedrooms and a family bathroom.

The property is currently tenanted, generating £1,066 per calendar month, with a rental increase to £1,084 from July 1, 2025, providing a strong return for investors. Its proximity to both De Montfort University and the University of Leicester makes it particularly appealing for the student rental market.

If purchased at £195,000 and based on the upcoming rental income of £1,084 per month, the gross rental yield would be approximately 6.67%.

