



Sinclair

15 Station Terrace, Heather, Leicestershire, LE67 2QN

£155,000

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Three Bedrooms
- Bathroom and Shower Room
- Limited Street Parking
- Council Tax Band\*: B
- 28'3" Lounge/Diner
- Investment Property
- Tenanted until April 2026
- Price: £155,000

## Overview

\* CALLING ALL INVESTORS \* This TENANTED PROPERTY signed up until 30/04/2026, currently receiving £850PCM (6.5% ROI) comes to the market as a long-standing rental property and has a current EICR, GAS SAFETY CERTIFICATE and EPC already in place. Situated on the outskirts of this favoured village, the spacious range of accommodation includes a 28'3" lounge/diner with feature fireplace, fitted kitchen, bathroom and, on the first floor, three bedrooms and a shower room with wc. Externally, there is a private garden. EPC RATING D.

## Location\*\*

Heather has a primary school, church, shopping facilities for day to day needs and two public houses. It is close to the Sence Valley Forest Park and is central for Ibstock, Coalville, Ashby-de-la-Zouch, Market Bosworth the A/M42 and M1 motorways, the Nottingham East Midlands and Birmingham International Airports, the beauty spots of the Charnwood Forest and National Forest areas together with the nearby cities of Leicester, Derby, Nottingham and Birmingham.



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

### Ground Floor



### First Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Lounge/Diner

12'3" x 28'3" (3.73m x 8.61m)

Having a uPVC double glazed front door and matching windows to front and rear, laminate floor, two double radiators, feature fireplace, two ceiling roses, coving and cupboard beneath staircase.

#### Kitchen

6'11" x 13'5" (2.11m x 4.09m)

Inclusive of the white fronted range of base cupboards, Belfast sink, upright unit, wall mounted gas fired central heating boiler and uPVC double glazed window.

#### Bathroom

With white suite having chrome finished fittings comprising panelled bath, wash hand basin, low level Wc, double radiator and uPVC double glazed window.

#### Rear Porch

3'5" x 9'9" (1.04m x 2.97m)

With door to garden.

### FIRST FLOOR

#### Passaged Landing

With access to loft.

#### Bedroom

11'9" to front of wardrobe x 12'0" (3.58m to front of wardrobe x 3.66m)

With uPVC double glazed window to front, radiator, laminate floor and fitted furniture incorporating wardrobes, cupboards and drawers.

#### Bedroom

10'5" x 12'5" (3.18m x 3.78m)

With uPVC double glazed window to rear, radiator, laminate floor and two double high level cupboards.

#### Bedroom

6'11" x 6'3" plus door recess (2.11m x 1.91m plus door recess)

With uPVC double glazed window to rear and radiator.

#### Shower Room

With white suite having chrome finished fittings comprising tiled shower cabinet, vanity unit, tiled splashback, low level Wc, extractor fan, chromium finished heated towel rail and inset downlights.

### OUTSIDE

#### Rear Garden

Being tiered and being mainly lawned with timber board fencing surround.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

## Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

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## Photographs

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## Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## Referral Fee Disclosure

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## Thinking of Selling?

For a free valuation of your property with no obligation  
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