



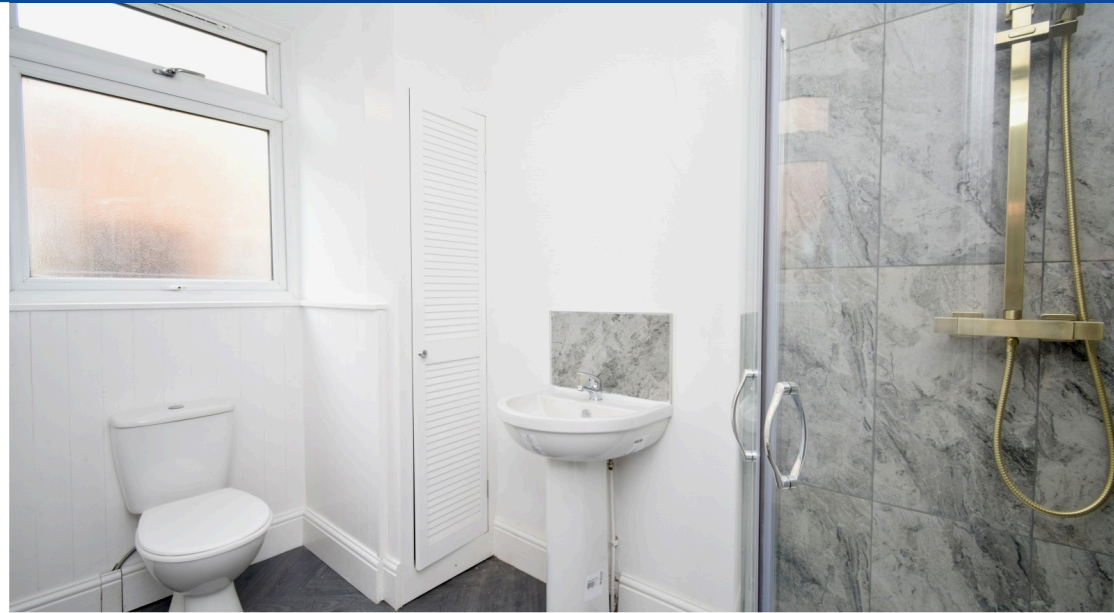
 5

Bedrooms

 3

Bathrooms





Kings are pleased to present this mid-terraced property which has been converted into three self-contained flats including two 2-bedroom flats and one 1-bedroom flat. This is an ideal investment property as the property is also available with all gas safety certificates and EICR for each flat meaning the next owner can purchase the property without the hassle of getting these done. The location of the property is ideal being found in the sought after Highfields area and within close proximity to local amenities including shops, access roads, schools, places of worship and is a short drive away from the city centre. This property requires next to no work and is available by appointment only. Call Kings now 0116 352 7012!!!!

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As you enter the property you make your way through the communal hallway with the first two bed flat being found on the ground floor. The first flat consists of two bedrooms, an open plan living and kitchen area and a family bathroom. The living and kitchen area consists of Lino flooring, a wall mounted radiator, rear facing double-glazed windows, fitted worktops and storage cupboards, an integrated oven/hob and provides access to both bedrooms and the family bathroom. Both bedrooms are double bedrooms located at the front of the property consisting of carpeted flooring, wall mounted radiators and front facing double-glazed windows. The family bathroom is accessed via the living and kitchen area and consists of tiling throughout, a toilet, sink and shower. The second two bedroom flat is found on the first floor mirroring the layout of the first two bedroom flat with the same features, the one bedroom flat is also found on the first floor with the same features as the other two flats. Internally the property does have a basement accessible from the ground floor hallway allowing more storage for the building. This fantastic property further benefits from approval of planning permission for a one bedroom studio flat loft conversion making this a perfect investment opportunity as well as having a large outbuilding to the rear allow even further potential to convert and build even more. To the side of the building you gain side garage storage which is very sizeable.

## Property Info

### Ground Floor = One 2-bedroom Flat

**Bedroom One:** 4.07m x 2.94m (13'4" x 9'8") – double bedroom located at the front of the property consisting of carpeted flooring, wall mounted radiator and a front facing double-glazed window

**Bedroom Two:** 3.95m x 1.91m (13' x 6'3") – double bedroom located at the front of the property consisting of carpeted flooring, wall mounted radiator and a front facing double-glazed window

**Kitchen/Diner:** 4.25m x 4.14m (13'11" x 13'7") – living and kitchen area consists of Lino flooring, a wall mounted radiator, rear facing double-glazed windows, fitted worktops and storage cupboards, an integrated oven/hob and provides access to both bedrooms and the family bathroom.

**Bathroom:** 2.86m x 1.71m (9'5" x 5'7") – family bathroom accessed via kitchen/diner consisting of tiling throughout, a shower, sink and toilet

First Floor = One 2-bedroom Flat & One 1-bedroom Flat

Two-bedroom Flat

**Bedroom One:** 4.07m x 2.65m (13'4" x 8'8") – double bedroom located at the front of the property consisting of carpeted flooring, wall mounted radiator and a front facing double-glazed window

**Bedroom Two:** 4.07m x 2.20m (13'4" x 7'3") – double bedroom located at the front of the property consisting of carpeted flooring, wall mounted radiator and a front facing double-glazed window

**Kitchen/Diner:** 4.25m x 2.52m (13'11" x 8'3") – living and kitchen area consists of Lino flooring, a wall mounted radiator, rear facing double-glazed windows, fitted worktops and storage cupboards, an integrated oven/hob and provides access to both bedrooms and the family bathroom.

**Bathroom:** 2.25m x 1.70m (7'5" x 5'7") – family bathroom accessed via kitchen/diner consisting of tiling throughout, a shower, sink and toilet

## One-bedroom Flat

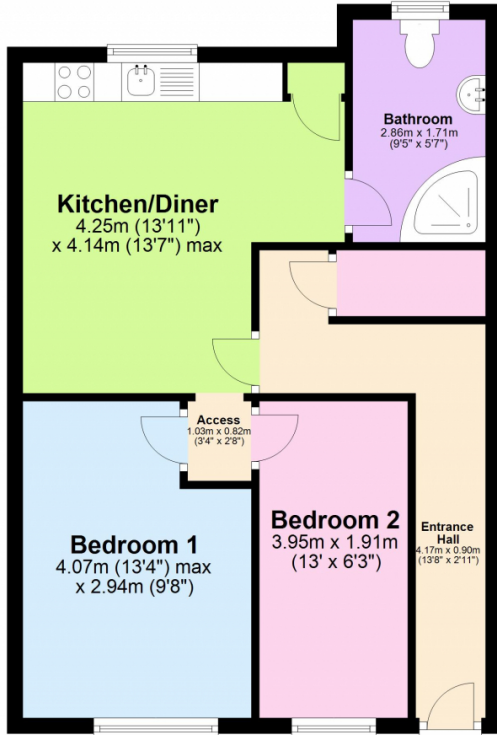
**Bedroom One:** 3.07m x 3.43m (10'1" x 11'3") – double bedroom located at the front of the property consisting of carpeted flooring, wall mounted radiator and a front facing double-glazed window.

**Kitchen/Diner:** 5.16m x 2.37m (16'11" x 7'9") – living and kitchen area consists of Lino flooring, a wall mounted radiator, rear facing double-glazed windows, fitted worktops and storage cupboards, an integrated oven/hob and provides access to both bedrooms and the family bathroom.

**Bathroom:** 2.51m x 1.52m (8'3" x 5') – family bathroom accessed via kitchen/diner consisting of tiling throughout, a shower, sink and toilet

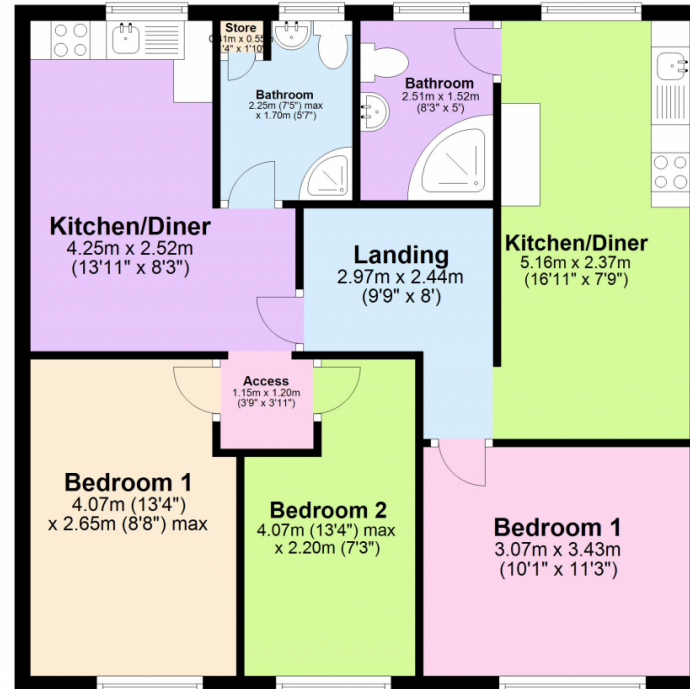
**Ground Floor**

Approx. 50.5 sq. metres (544.1 sq. feet)



**First Floor**

Approx. 71.7 sq. metres (771.5 sq. feet)



Total area: approx. 122.2 sq. metres (1315.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

