



297 Uppingham Road, Humberstone, Leicester
LE5 4DG | info@kingsestateuk.com

0116 352 7012

 **3**
Bedrooms

 **1**
Bathroom



Kings are pleased to present an exciting investment opportunity found in this three-bedroom semi-detached house on Repton Street

in the Newfoundpool area. This property is in need of a full renovation but let that take nothing away from the potential that it holds. The location of the property holds its benefits being found within close proximity to local amenities including shops, supermarkets, schools, places of worship and major access roads including Groby Road and Fosse Road North. The layout includes a ground floor consisting of a living room, kitchen and downstairs wc, and a first floor consisting of three bedrooms and the family bathroom.

This property is an ideal investment opportunity for prospective buyers looking to either take on a long-term project to live in the property or an investor looking to expand their portfolio. Available by appointment only. Call Kings now 0116 352 7012!!!!

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As you enter the property you initially make your way through a spacious entrance hallway stretching from the front of the property all the way to the rear granting garden access. The living room can be found at the front of the property and boasts a spacious layout making it an ideal hosting space, the kitchen can be accessed via the entrance hallway or the living room and is located at the rear of the property benefiting from fitted worktops and storage cupboards but it also in need of some renovation work.

As you ascend the stairway onto the first floor you are welcomed by a spacious landing area providing access to all three bedrooms and the family bathroom. Bedrooms one and two are both double bedrooms located at the front and the rear of the property consisting of carpeted flooring, wall mounted radiators and respected facing windows, also bedroom one benefits from additional storage space with an integrated storage cupboard. Bedroom three is a single bedroom located at the front of the property consisting of carpeted flooring, a wall mounted radiator and a side facing window. The family bathroom is located at the top of the stairs towards the rear of the property consisting of carpeted flooring, a bath, sink and toilet.

This property is an ideal investment opportunity for prospective buyers looking to either take on a long-term project to live in the property or an investor looking to expand their portfolio. The property also benefits from a large garden with the potential to extend (STPP) either to the rear of a side extension, gas central heating and located down a quiet road. Available by appointment only. Call Kings now!!!! 0116 352 7012

Property Info

Ground Floor

Living Room: 3.49m x 4.85m (11'5" x 15'11") – spacious living area located at the front of the property consisting of carpeted flooring, a front facing window, a wall mounted radiator and storage heater

Kitchen: 2.48m x 4.85m (8'2" x 15'11") – located at the rear of the property consisting of carpeted flooring, fitted worktops and storage cupboards, free standing oven/hob and rear facing window

First Floor

Bedroom One: 3.49m x 3.90m (11'5" x 12'10") – double bedroom located at the front of the property consisting of carpeted flooring, wall mounted radiator, front facing window and integrated storage cupboard/wardrobe

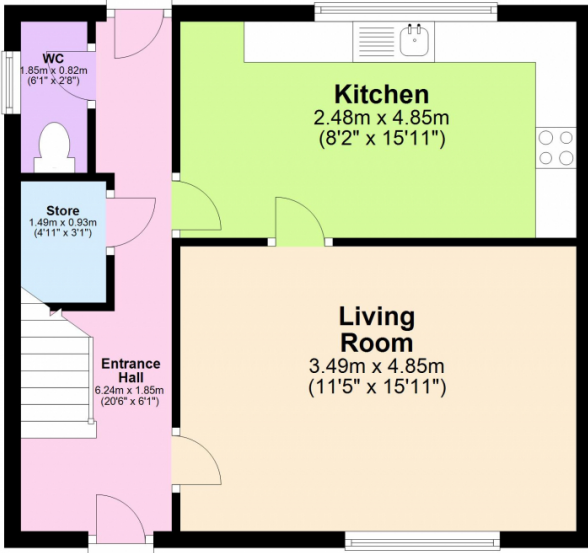
Bedroom Two: 2.51m x 3.90m (8'3" x 12'10") – double bedroom located at the rear of the property consisting of carpeted flooring, a rear facing window and wall mounted radiator

Bedroom Three: 2.62m x 2.80m (8'7" x 9'2") – single bedroom located at the front of the property consisting of carpeted flooring, a side facing window and wall mounted radiator

Bathroom: 1.85m x 2.80m (6'1" x 9'2") – family bathroom located at the rear of the property consisting of carpeted flooring, a bath, sink and toilet

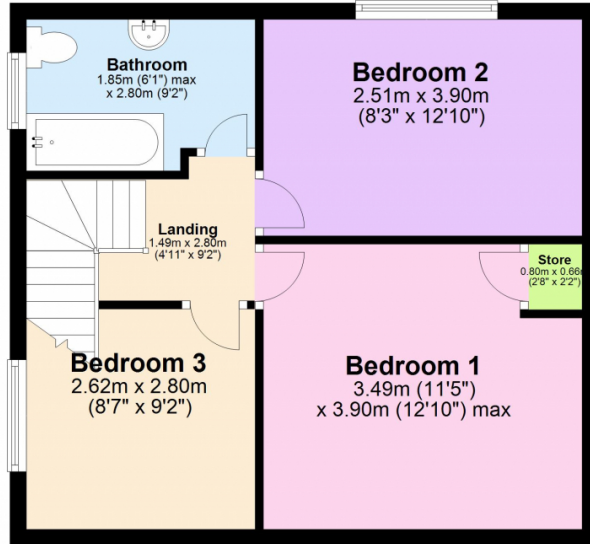
Ground Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



Total area: approx. 83.1 sq. metres (894.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



