



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

0116 352 7012

 **5**
Bedrooms

 **1**
Bathroom



Kings are pleased to present this five-bedroom terraced property on Cavendish Road in the Aylestone area, this property is a fully licensed

HMO making it a great investment opportunity. The location of the property is ideal being situated off Saffron Lane it offers many transport links via car or bus, local amenities including shops, places of worship, public parks, schools and Aylestone leisure centre. The layout spreads across three floors with the ground floor consisting of one bedroom and the open plan living and kitchen area, the first floor consists of two double bedrooms and the shared bathroom, and the second floor consists of two double bedrooms.

Available by appointment only. Call Kings now 0116 352 7012!!!!

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In order to access the property you enter via the shared alleyway to the side of the property placing you within the living space. The living room can also be used as a dining area and is open plan with the kitchen where you also gain access to the downstairs wc and rear garden. The first bedroom can also be found on the ground floor which offers additional access with the traditional front door being found here.

As you proceed up the stairway onto the first floor the landing area wraps around creating a long narrow landing providing access to two more bedrooms and the shared bathroom. Bedroom two can be found at the front of the property consisting of carpeted flooring, a front facing double-glazed window and wall mounted radiator. Bedroom three is accessed via its own small living space meaning the room is separated via an opening with enough room for a double bed consisting of carpeted flooring, a rear facing double-glazed window and wall mounted radiator. The property also has a communal bathroom consisting of tiling throughout, a shower, sink and toilet. The property also benefits from a second floor providing an additional two double bedrooms, both rooms consist of double-glazed windows, carpeted flooring and wall mounted radiators.

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Property Info

Ground Floor

Kitchen/Living Area: 7.42m x 3.11m (24'4" x 10'2") – open plan kitchen/living area located at the rear of the property consisting of carpeted flooring, access to under stair storage, wall mounted radiator, fitted worktops and storage cupboards, integrated oven/hob, sink and access to the downstairs wc and rear garden.

Bedroom One: 3.29m x 3.11m (10'10" x 10'2") – double bedroom located at the front of the property consisting of carpeted flooring, front door access, front facing double-glazed window and wall mounted radiator.

First Floor

Bedroom Two: 3.30m x 3.26m (10'10" x 10'8") – double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window and wall mounted radiator.

Bedroom Three/Living Area: 2.32m x 2.08m (7'7" x 6'10") & 2.35m x 2.27m (7'9" x 7'5") – double bedroom separated via an opening consisting of carpeted flooring, rear facing double-glazed window and wall mounted radiator.

Bathroom: 2.33m x 1.88m (7'8" x 6'2") – communal bathroom located at the rear of the property consisting of tiling throughout, a shower, sink and toilet.

Second Floor

Bedroom Four: 3.17m x 3.16m (10'5" x 10'4") – double bedroom located at the front of the property consisting of carpeted flooring, a velux window and wall mounted radiator.

Bedroom Five: 2.23m x 4.09m (7'4" x 13'5") – double bedroom located at the rear of the property consisting of carpeted flooring, a rear facing double-glazed window and wall mounted radiator.

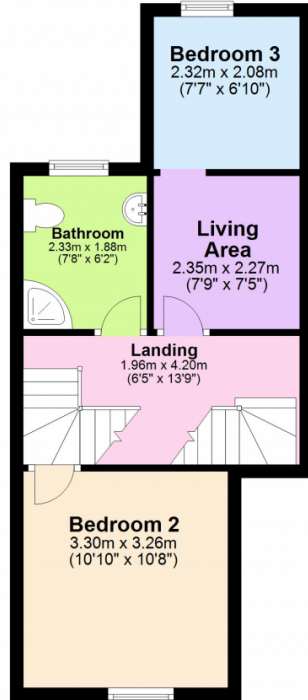
Ground Floor

Approx. 34.6 sq. metres (372.4 sq. feet)



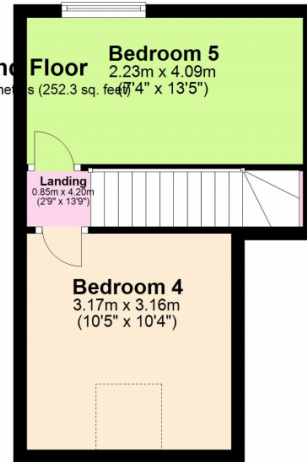
First Floor

Approx. 34.7 sq. metres (373.7 sq. feet)



Second Floor

Approx. 23.4 sq. metres (252.3 sq. feet)



Total area: approx. 92.8 sq. metres (998.4 sq. feet)



Coming soon



