

Clarendon Park Road, Clarendon Park

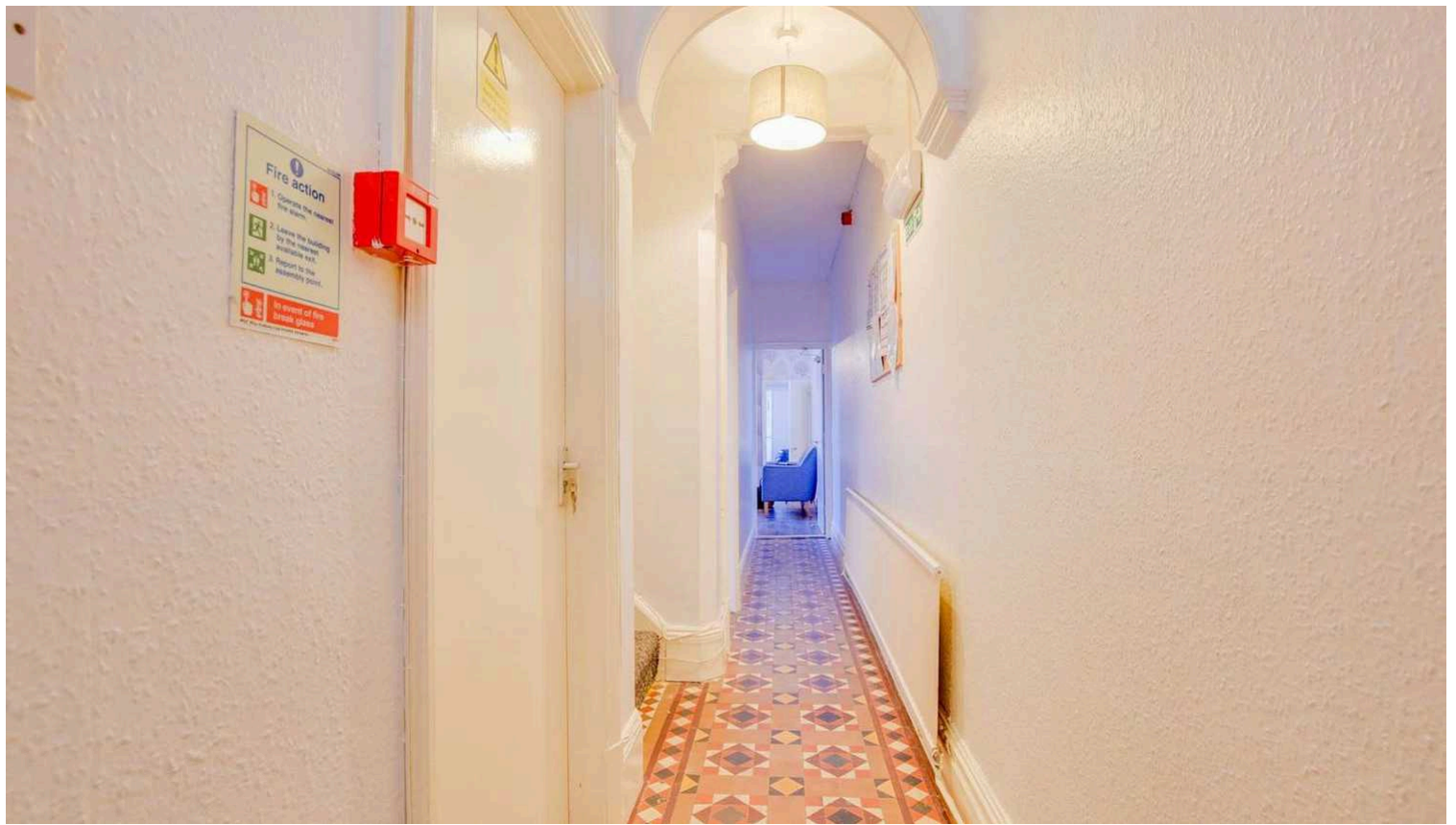
£425,000

INVESTMENT OPPORTUNITY - Six-bedroom terrace home in Clarendon Park with a yearly rental income of in excess of £28,000.



0116 274 5544





Entrance Hall

With tiled flooring, stairs to the first-floor landing and a radiator.

Ground Floor Bedroom One

15' 5" x 12' 6" (4.70m x 3.81m)

With double-glazed windows to the front and side elevations, a meter cupboard, laminate flooring and a radiator.

Ground Floor Bedroom Two

13' 3" x 12' 2" (4.04m x 3.71m)

With a double-glazed window to the rear elevation, laminate flooring and a radiator.

Cellar

15' 7" x 8' 6" (4.75m x 2.59m)

With gas meter and lighting.

Reception Room

14' 10" x 8' 10" (4.52m x 2.69m)

With a double-glazed window to the side elevation, wall-mounted boiler, TV point, laminate flooring, radiator and all furniture to be included.

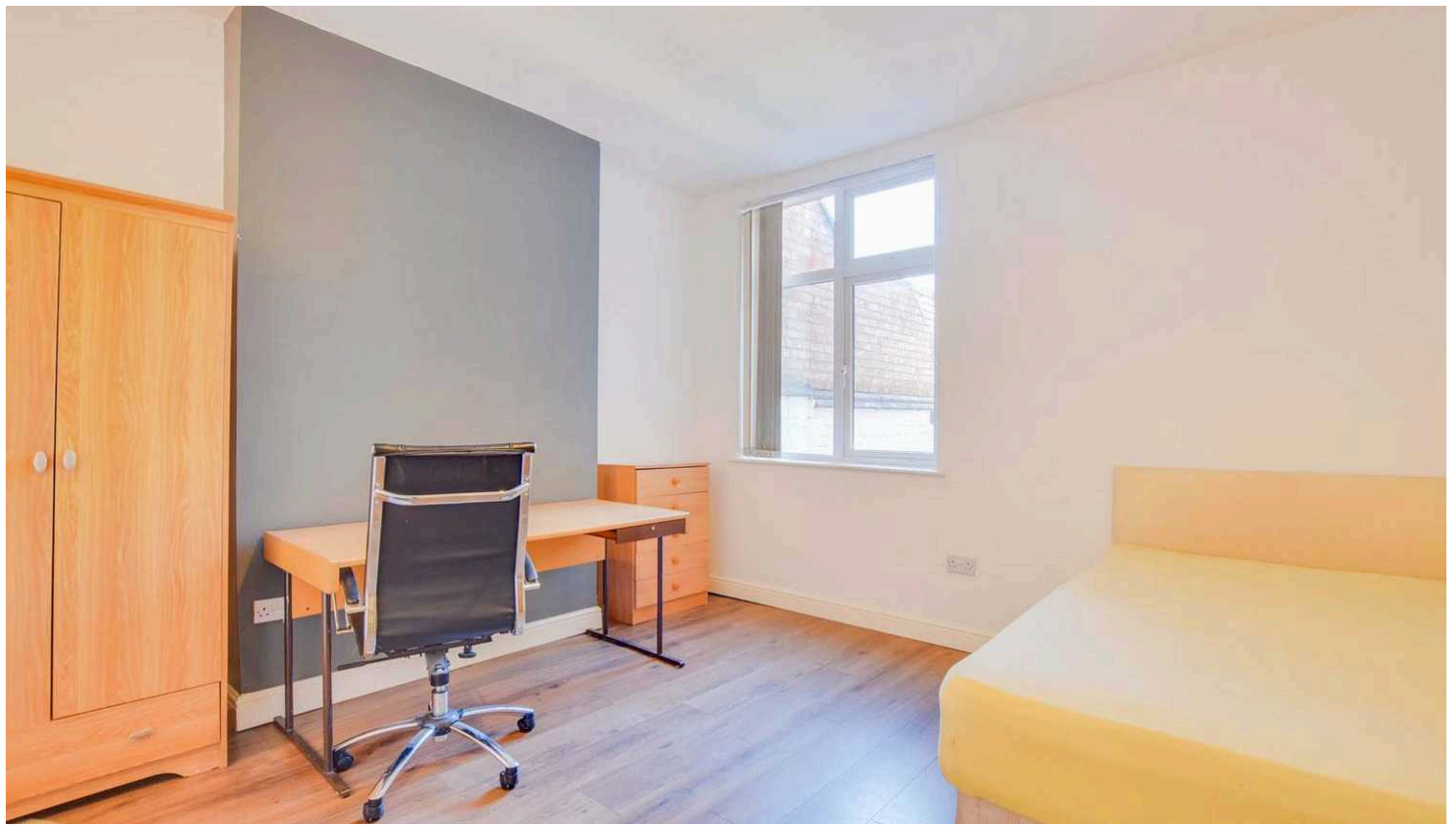
Lobby

With tile flooring.

Shower Room

5' 5" x 2' 10" (1.65m x 0.86m)

With a double-glazed window to the side elevation, wet room style shower with electric shower, tiled walls and tiled flooring.



Separate WC

5' 5" x 3' 1" (1.65m x 0.94m)

With a double-glazed window to the side elevation, WC, wash hand basin, tiled flooring and a radiator.

Kitchen

12' 3" x 8' 4" (3.73m x 2.54m)

With a double-glazed window and door to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, oven, gas hob, stainless steel chimney hood over, Fridge Freezer, microwave, washing machine, tiled flooring and a radiator.

First Floor Landing

With stairs to the second floor and a radiator.

Bedroom Three

16' 5" x 12' 8" (5.00m x 3.86m)

With two double-glazed windows to the front elevation, laminate flooring and a radiator.

Bedroom Four

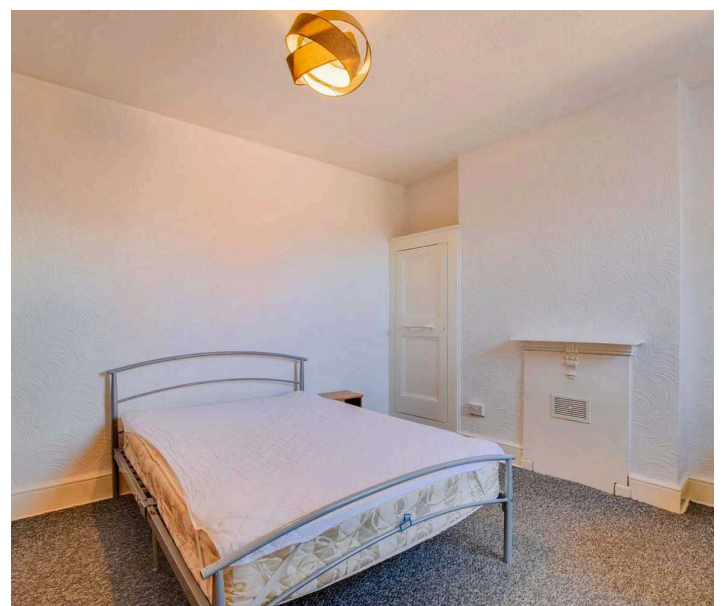
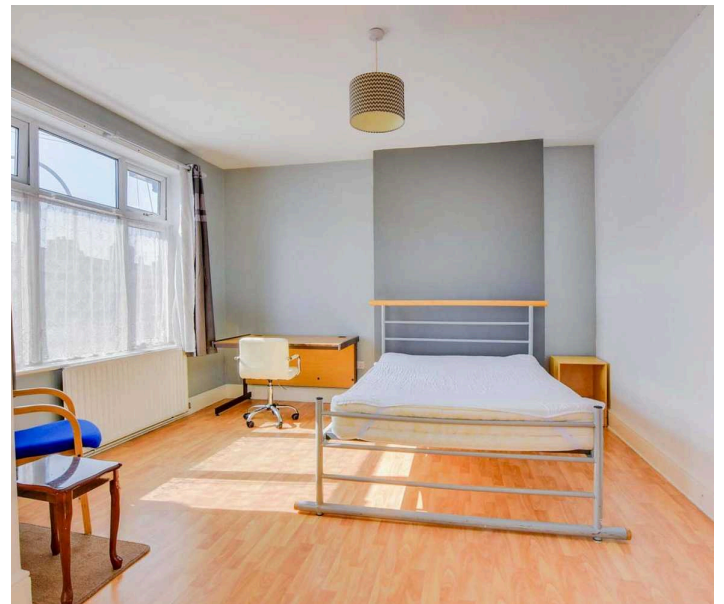
13' 4" x 12' 3" (4.06m x 3.73m)

With a double-glazed window to the rear elevation, cupboard and a radiator.

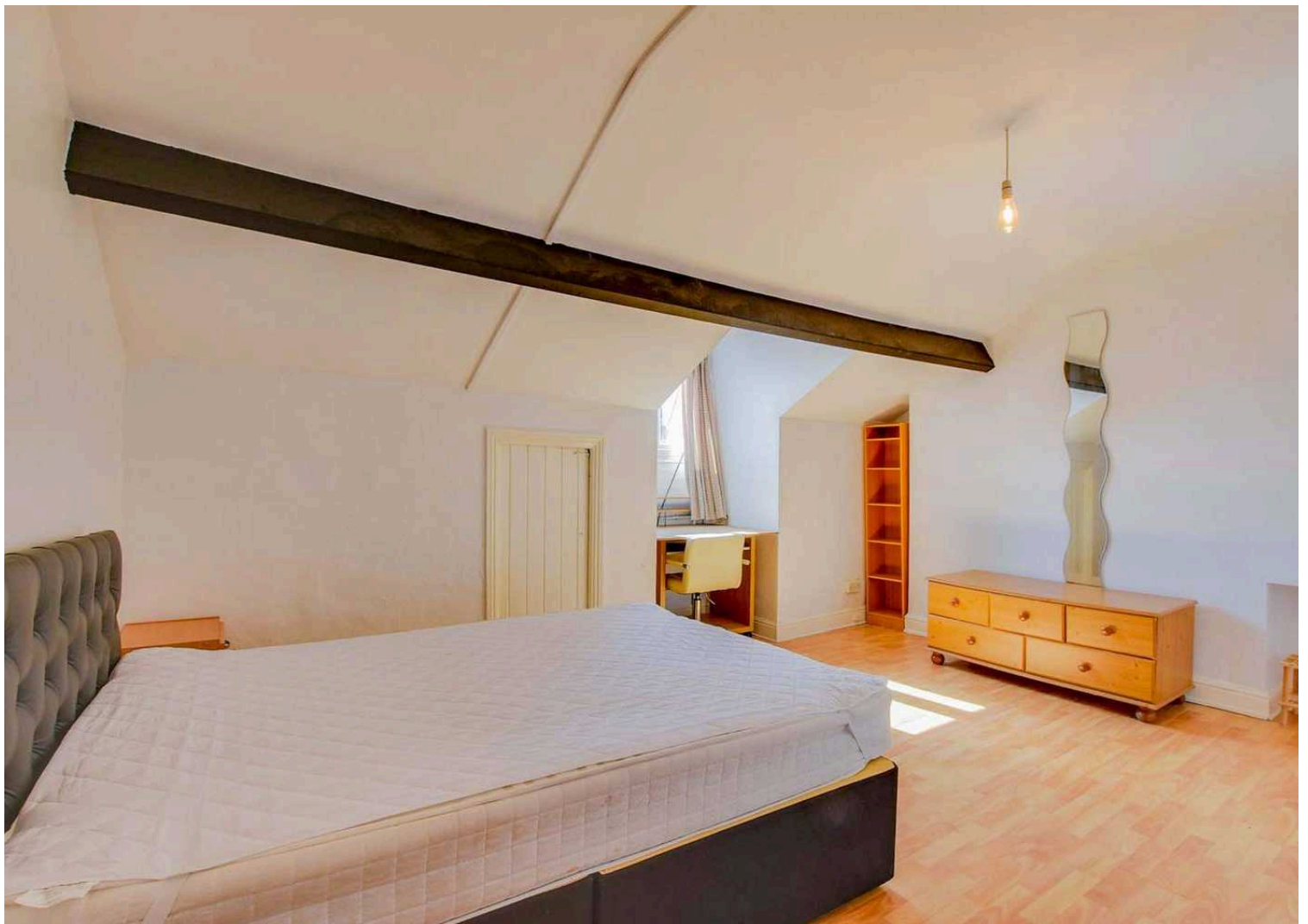
Bedroom Five

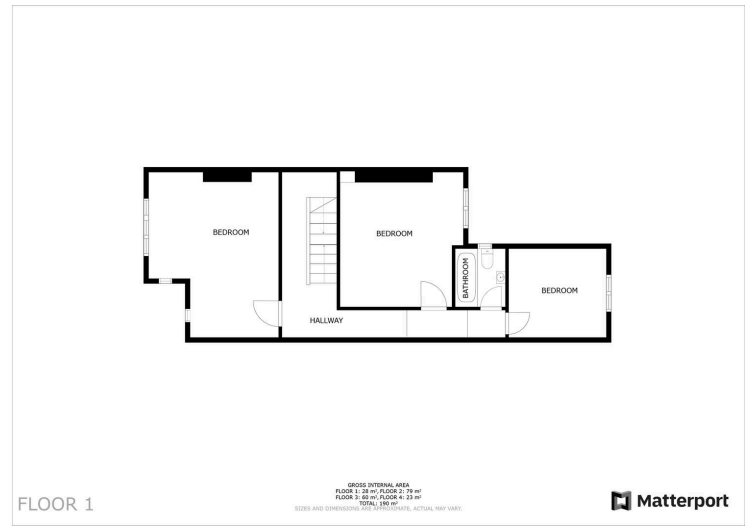
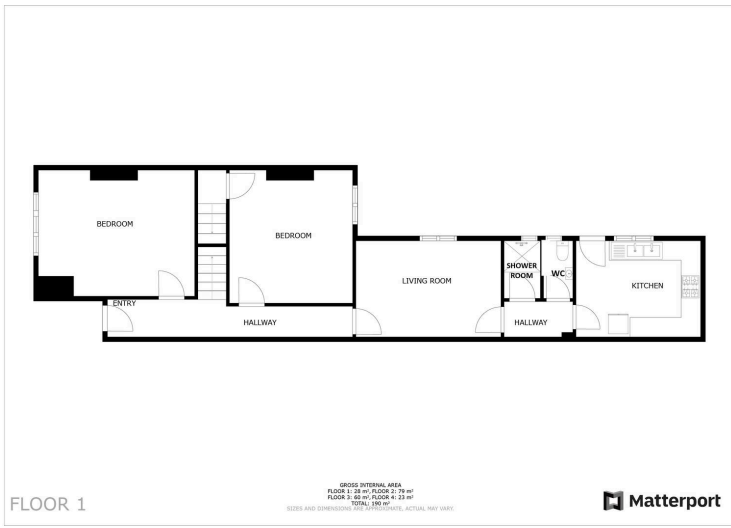
9' 9" x 9' 0" (2.97m x 2.74m)

With a double-glazed window to the rear elevation, a radiator and all furniture included.









Bathroom

5' 9" x 5' 2" (1.75m x 1.57m)

With a double-glazed window to the side elevation, bath with electric shower over, WC, wash hand basin, laminate flooring and a radiator.

Second Floor Landing

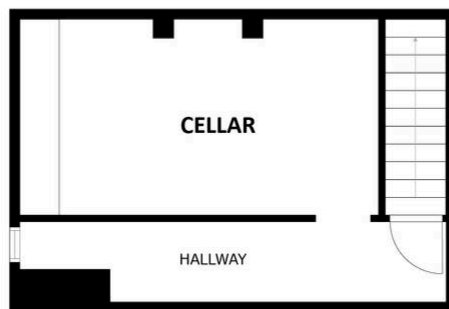
Bedroom Six

14' 9" x 13' 9" (4.50m x 4.19m)

With a double-glazed window to the front elevation, storage cupboard, laminate flooring, a radiator and all furniture included.

Rear Garden

A courtyard style rear garden with gated side access and an outside tap.



FLOOR 1

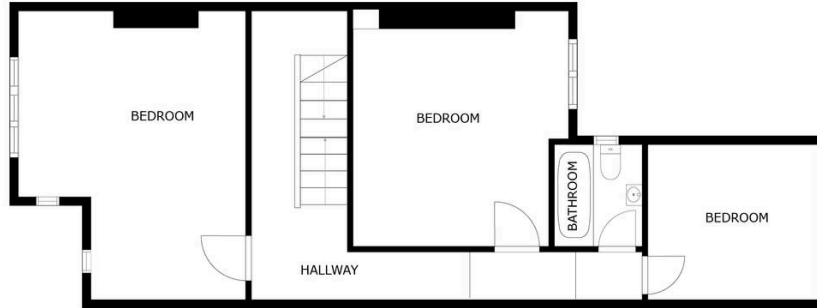
GROSS INTERNAL AREA
FLOOR 1: 28 m², FLOOR 2: 79 m²
FLOOR 3: 60 m², FLOOR 4: 23 m²
TOTAL: 190 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



You can include any text here. The text can be modified upon generating your brochure.

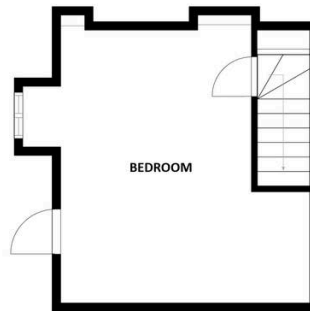
We'll keep you moving...





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The property is well located for everyday amenities and services, including local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Victoria Park and Queens Road shopping parade with its specialist shops, bars, boutiques and restaurants are also within close proximity.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.