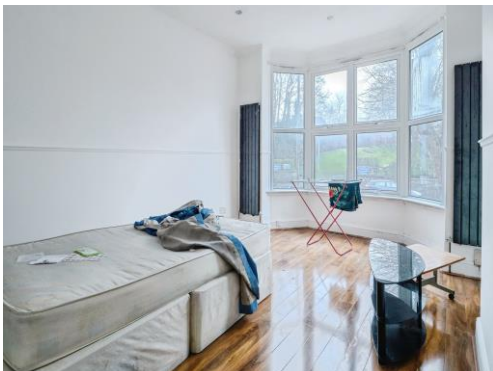




Connells

Hinckley Road
Leicester



Property Description

This end-of-terrace property is a fantastic investment opportunity, boasting three individual flats spread across three stories and a basement level, offering a well-designed layout, perfect for both comfortable living and ideal for generating a steady rental income. The property comprises three fully fitted bathrooms and three modern kitchens, one on each floor, providing ample convenience for residents. The first-floor living room serves as a welcoming communal space, ideal for relaxation and socialising. With each floor designed to offer privacy and functionality, this property presents a versatile living arrangement for house shares, or as a lucrative investment opportunity.

The property is well-positioned in a desirable location, providing easy access to local amenities, transport links, and schools. With potential for further development or conversion, this is an excellent chance for an investor seeking a multi-unit property with solid rental potential and long-term growth prospects.

FLAT 1:

Comprising three bedrooms, communal kitchen and bathroom suite.

Bedroom One

17' 9" x 13' 2" (5.41m x 4.01m)

Located on the basement level with a bay fronted window, laminate flooring and radiator.

Ground Floor:

Conveniently located ground floor bedrooms two and three, fitted kitchen and bathroom.

Hallway

Accessed via the entrance porch is the hallway having a carpeted staircase to all levels, a window to the side elevation and doors off to the kitchen and bathroom serving Flat 1 accommodation.

Kitchen

13' 2" x 12' 9" (4.01m x 3.89m)

Communal fitted kitchen having window to rear elevation overlooking the rear garden.

Bathroom

Fitted ground floor bathroom suite having window to the side elevation.

Bedroom Two

14' 2" x 13' 7" (4.32m x 4.14m)

Bay window to front elevation, laminate flooring and wall mounted radiators.

Bedroom Three

11' 5" x 10' 9" (3.48m x 3.28m)

Window to rear elevation, laminate flooring and radiator.

FLAT 2:

First floor flat comprising of a communal living room, one bedroom, fitted kitchen and bathroom.

Living Room

13' 2" x 12' 9" (4.01m x 3.89m)

Communal living room having fireplace, window to rear elevation, laminate flooring and radiator.

Kitchen

6' 4" x 6' 2" (1.93m x 1.88m)

Flat 2 fitted kitchen having window to the side elevation.

Bathroom

Fitted first floor bathroom suite having window to the side elevation.

Bedroom One

17' 6" x 14' 2" (5.33m x 4.32m)

First floor bedroom having bay window to front elevation.

FLAT 3:

Second floor landing providing access to Flat 3 comprising of a fitted communal kitchen and bathroom, two bedrooms one of which is located to the rear aspect of the first floor,

Kitchen

13' 7" x 9' 4" (4.14m x 2.84m)

Communal fitted kitchen having window to the side elevation.

Bathroom

Fitted second floor bathroom suite.

Bedroom One

10' 6" x 8' (3.20m x 2.44m)

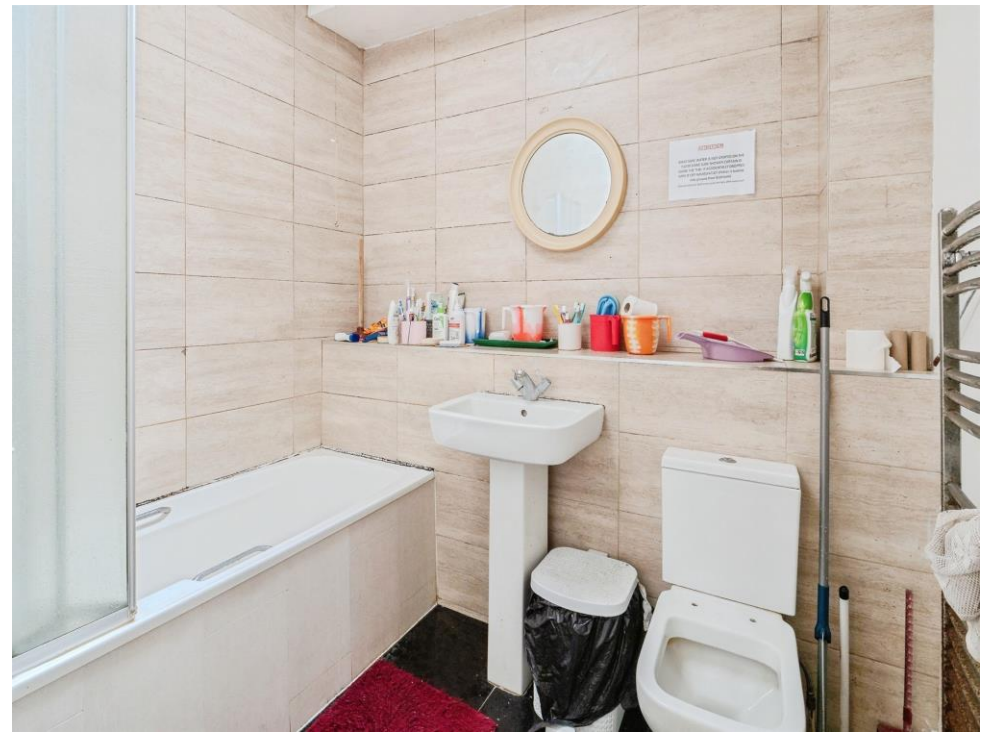
Located on the first floor with window to rear elevation.

Bedroom Two

17' 6" x 13' 2" (5.33m x 4.01m)

Located on the second floor with window to front and side elevations.









**Flat One
(Basement)**

**Flat One
(Ground Floor)**

**Flat Two (First
Floor)**

**Flat Three
(Second Floor)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
Band: A

Tenure: Freehold

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