



**Connells**

Florence Street  
Leicester





### Property Description

Offered to the market with no onward chain, this traditional three-storey semi-detached property presents a fantastic opportunity for both investors and first-time buyers alike.

Boasting generous proportions throughout, the home offers flexible accommodation with the potential to be configured as a House in Multiple Occupation (HMO), subject to necessary permissions.

The ground floor features a welcoming lounge and a separate dining room, currently utilised as a fifth bedroom, along with a fitted kitchen to the rear.

On the first floor, you'll find two generously sized bedrooms and a well-appointed family shower room.

The upper level offers two further spacious double bedrooms, making this home ideal for larger families or shared living arrangements.

Located in a popular residential area, this property is a prime buy-to-let investment or a perfect step onto the property ladder. With ample space, flexible layout options, and strong rental potential, this is one not to be missed



## Lounge

11' 3" x 11' 4" ( 3.43m x 3.45m )

As you step inside, you are greeted by a welcoming lounge adorned with a front window that floods the room with natural light and has a gas fireplace and an understairs storage cupboard.

## Inner Hall

Accessed via the lounge is an inner lobby giving access to the dining room (bedroom 5) and kitchen. Staircase ascending to the first and second floor accommodation.

## Dining Room/Bedroom Five

11' 7" x 7' 2" ( 3.53m x 2.18m )

The dining room, with its window overlooking the garden, is currently utilised as a fifth bedroom but can also provides a delightful setting for family meals and gatherings.

## Kitchen

16' 2" x 5' 2" ( 4.93m x 1.57m )

A gallery style kitchen fitted with a range of wall and base units with contrasting worktops, tiled splashbacks, integrated gas hob with extractor and oven/grill, space for fridge/freezer. Windows to side elevation.

## First Floor Landing

First floor landing leads to two generously sized double bedrooms and the shower room.

## Bedroom One

11' 3" x 11' 5" ( 3.43m x 3.48m )

Double bedroom with double glazed window to the front, radiator and carpet.

## Bedroom Two

8' 6" x 8' 6" ( 2.59m x 2.59m )

Double bedroom with double glazed window to the rear, radiator and carpet.

## Shower Room

Comprising walk-in shower, wc and wash hand basin with window to rear elevation and tiled flooring.



## Second Floor Landing

Second floor landing leads to a further two generously sized double bedrooms.

## Bedroom Three

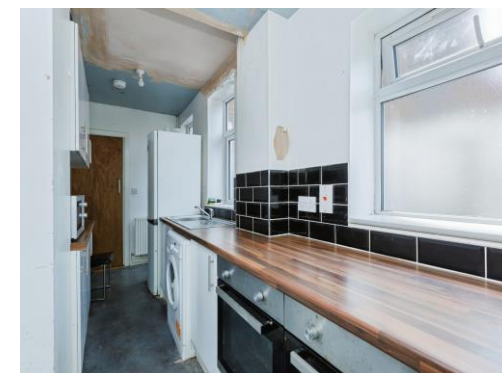
11' 2" x 11' 4" ( 3.40m x 3.45m )

Double bedroom with double glazed window to the front, radiator and carpet.

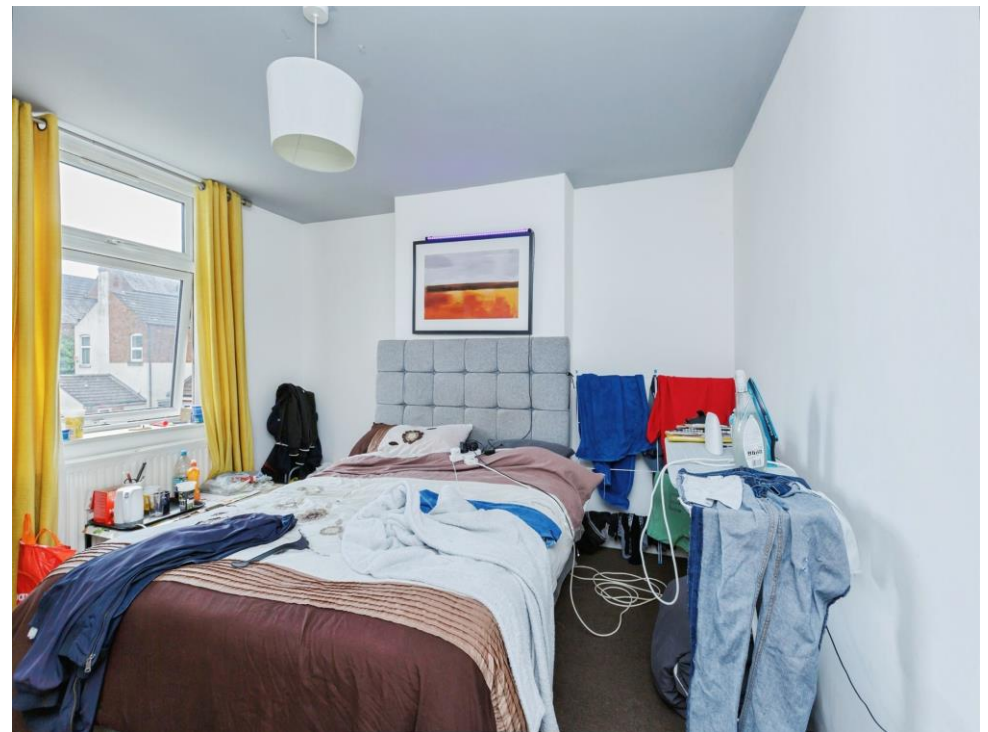
## Bedroom Four

12' x 9' 4" ( 3.66m x 2.84m )

Double bedroom with double glazed window to the rear, radiator and carpet.

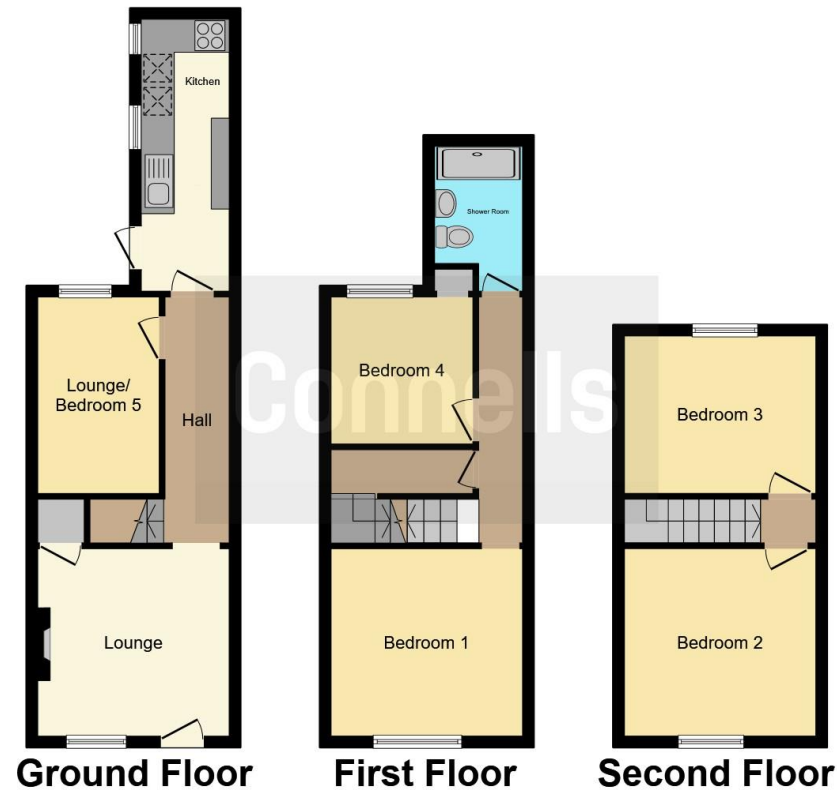












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 0116 262 0022**  
**E [leicester@connells.co.uk](mailto:leicester@connells.co.uk)**

22-24 Halford Street  
 LEICESTER LE1 1JB

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR324864](http://connells.co.uk/Property/LTR324864)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LTR324864 - 0004