



Connells

Lear Close
Worcester

Lear Close Worcester WR2 5QE

For Sale offers over
£280,000



Property Description

Presenting a fantastic investment opportunity in a sought-after residential area of Worcester, this 5 bedroom semi-detached HMO on Lear Close offers spacious accommodation across two floors. Fully licensed and currently tenanted, the property is ideal for landlords seeking immediate rental income or growing families.

The ground floor comprises a entrance hall, downstairs W.C, communal kitchen, lounge and dining room and a generously sized bedroom. Upstairs, you'll find four further bedrooms a bathroom and a shower/ toilet, providing ample space and comfort for tenants.

Externally, the property benefits from off-road parking for four vehicles via a private driveway, and a low-maintenance rear garden - perfect for tenant use, potential enhancement and a safe area for children.

Conveniently located close to local supermarkets and shops, public transport links, and the University of Worcester, this property combines practicality with excellent rental yield potential.

Early viewing is highly recommended to appreciate the space and income potential this property offers.

Ground Floor

Entrance Hall

Doors leading to W.C, bedroom five and the kitchen/ dining area.

Stairs leading to the first floor.

W.C

Front facing double glazed window, W.C, wash hand basin and tiled walls.

Bedroom Five

10' 9" x 14' 6" (3.28m x 4.42m)

Front facing double glazed window, two ceiling lights, radiator and carpet flooring.

Lounge

10' 2" x 13' 3" (3.10m x 4.04m)

Front facing double glazed window, ceiling light, radiator and carpet flooring.

Dining Room

13' 3" x 10' 2" (4.04m x 3.10m)

Rear patio doors, ceiling light, radiator and carpet flooring.

Kitchen/Dinette

18' 3" x 8' 7" (5.56m x 2.62m)

Rear facing double glazed window, two ceiling lights, wall and base units, stainless steel sink and drainer unit and sliding doors to the rear.

First Floor

Landing

Two ceiling lights, loft hatch and a cupboard.

Bedroom One

10' 9" x 8' 5" (3.28m x 2.57m)

Front facing double glazed window, ceiling light and a radiator.

Bedroom Two

14' 6" x 10' 9" (4.42m x 3.28m)

Rear facing double glazed window, ceiling light and a radiator.

Bedroom Three

10' 2" x 13' 3" (3.10m x 4.04m)

Rear and side facing double glazed window, ceiling light and a radiator.

Bedroom Four

10' 3" x 13' 3" (3.12m x 4.04m)

Front facing double glazed window, ceiling light and a radiator.

Bathroom/ Shower

Rear facing double glazed window, wash hand basin, bath, electric shower and a radiator.

Shower Room/ Upstairs Toilet

Front facing double glazed window, W.C, wash hand basin, part tiled walls, electric shower and a radiator.

Outside

Outside Front

To the front of the property is a large spacious driveway. Leading to the front door of the property.

Outside Rear

To the rear of the property is a laid to lawn enclosed garden with shrubbery surrounds.

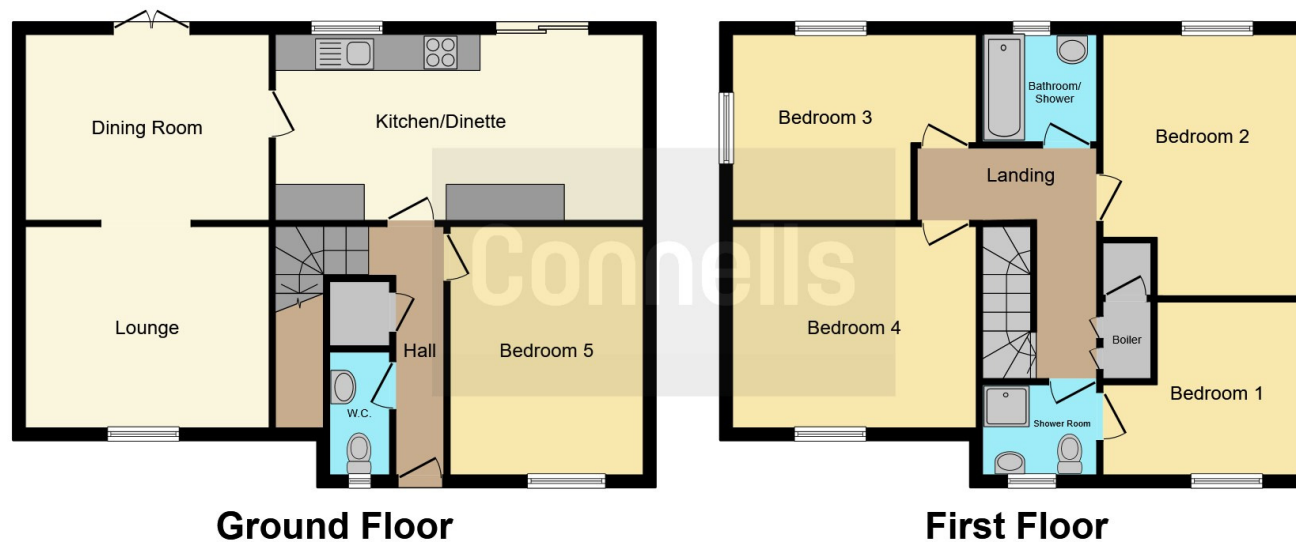
Services

All main services are connected to the property.









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

To view this property please contact Connells on

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3 Foregate Street
 WORCESTER WR1 1DB

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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