



Victoria Park Road,Leicester LE2 1XB

welcome to

Victoria Park Road, Leicester

INVESTMENT OPPORTUNITY. Offered for sale is this semi-detached property featuring THREE FLATS, two ground floor, and one spread over the first and second floors. The property is offered for sale with tenants in situ and has no upper chain. THIS IS AN IDEAL INVESTMENT.

Studio Flat 1 (Ground Floor)

Lounge Area

20' 9" x 13' 10" (6.32m x 4.22m)
Large single glazed bay window to the front and radiator.

Kitchen Area

8' 3" x 8' 3" (2.51m x 2.51m)
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator and space for appliances. Double glazed window to the front.

Bedroom Area

8' 5" x 9' 1" (2.57m x 2.77m)

Shower Room

Shower cubicle, WC, hand wash basin and radiator.

Tenancy Details

Current periodic tenancy. Current rent £500 pcm.

Council Tax Band & E P C

Council Tax Band: A. EPC Rating: D

Flat 2 (Ground Floor)

Lounge

18' 4" x 11' 6" (5.59m x 3.51m)
Door to private garden, integrated cupboard and radiator.

Kitchen

17' 3" x 9' 5" (5.26m x 2.87m)
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator and space for appliances. Double glazed window to the rear.

Bedroom One

17' 7" x 15' 7" (5.36m x 4.75m)
Large double glazed window to the rear and two radiators.

Bedroom Two

11' 6" x 9' 8" (3.51m x 2.95m)
Large double glazed window to the rear and radiator.

Bathroom

Double glazed window to the rear, bath with shower over and hand wash basin.

Separate W C

With WC

Rear Garden

To the rear is a private slabbed garden.

Tenancy Details

Current periodic tenancy. Current rent £795 pcm.

Council Tax Band & E P C

Council Tax Band: A. EPC Rating: E

Flat 3 (First Floor)

Lounge

20' 7" x 13' 6" (6.27m x 4.11m)
Large single glazed bay window to the front and radiator.

Kitchen

17' x 7' 5" (5.18m x 2.26m)
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit and space for appliances. Two double glazed windows to the front.





Bedroom One

15' 4" x 15' 4" (4.67m x 4.67m)
Double glazed window to the rear, integrated wardrobe, hand wash basin and radiator.

Shower Room One

Shower cubicle, hand wash basin, integrated cupboard, towel rail and radiator.

Shower Room Two

Shower cubicle, hand wash basin, towel rail and radiator. Double glazed window to the rear.

W C

Double glazed window to the rear and WC.

Landing

With integrated storage room.

Bedroom Two

17' 3" x 13' 10" (5.26m x 4.22m)
Large double glazed window to the front, fitted wardrobe and radiator.

Bedroom Three

15' 4" x 14' 5" (4.67m x 4.39m)
Double glazed window to the rear, integrated cupboard, hand wash basin and radiator.

Bedroom Four

15' 3" x 10' 1" (4.65m x 3.07m)
Hand wash basin and radiator. Fire exit door to the rear.

Bedroom Five

8' 7" x 10' 3" (2.62m x 3.12m)
Double glazed window to the rear, integrated cupboard, hand wash basin and radiator.

Tenancy Details

The flat is currently vacant.

Council Tax Band & E P C

Council Tax Band: C. EPC Rating: E

Agents Note

The vendor is selling the Freehold title which is made up of three individual flats. The individual flats are not currently registered with land registry. Please make enquires with the branch and seek guidance in respect of any lending requirements. Your conveyancer can advise you on this type of purchase and timeframes involved



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welcome to

Victoria Park Road, Leicester

- INVESTMENT OPPORTUNITY
- Semi-Detached Incorporating Three Flats
- Eight Bedrooms, Four Bathrooms
- Sold With Tenants In Situ
- No Upper Chain

Tenure: Freehold EPC Rating: E

£320,000



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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Property Ref:
LHS118325 - 0003

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