



Offers Over £350,000

College Street, Off London Road, Leicester, LE2 0JH

- Substantial Three Storey Victorian Villa
- Fitted Kitchen / Diner
- Two Shower Rooms Plus Separate WC
- GCH, EPC D & Council Tax Band C
- Ideal Investment or Residential Purchase
- Communal Living Room
- Six Double Bedrooms
- Front & Rear Gardens
- Freehold Property
- No Upward Chain



AN ATTRACTIVE & SUBSTANTIAL THREE STOREY VICTORIAN VILLA Superbly situated off London Road and well served for Leicester University, Railway Station, the city centre, Victoria Park & everyday amenities can be found in neighbouring Clarendon Park upon the fashionable Queens Road shopping parade. This spacious and individual living accommodation is currently occupied as a 6 share HMO providing an an ideal BUY TO LET INVESTMENT or RESIDENTIAL HOME as available with vacant possession from 30 June 2022. and briefly comprises, fitted kitchen /diner, communal living room, cellar, SIX LETTABLE Rooms over three floors, two shower rooms, separate wc & pretty rear courtyard garden. HIGHLY RECOMMENDED WITH NO UPWARD CHAIN FREE

COMPLIANCE INFORMATION

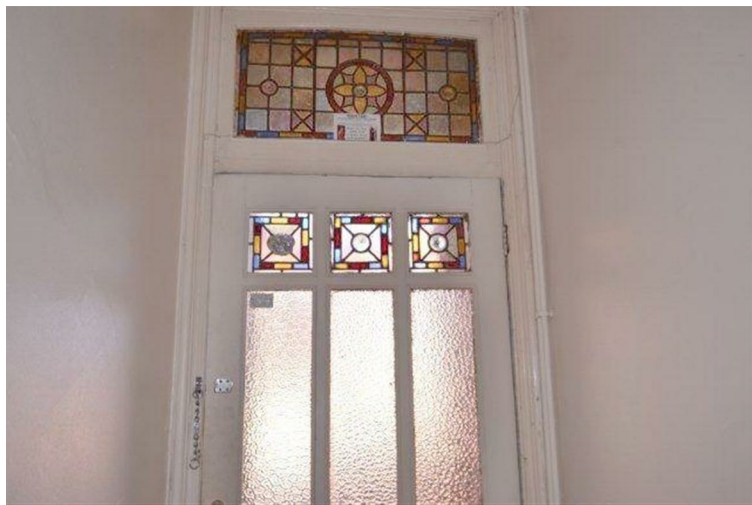
HMO License (Non transferrable)
Tenancy Agreement 2021/22
Electrical Certificate
Gas Safety Certificate
EPC D Rating
Emergency Lighting & Fire doors
Smoke Detectors
Council Tax Band C



COMMUNAL LIVING ROOM

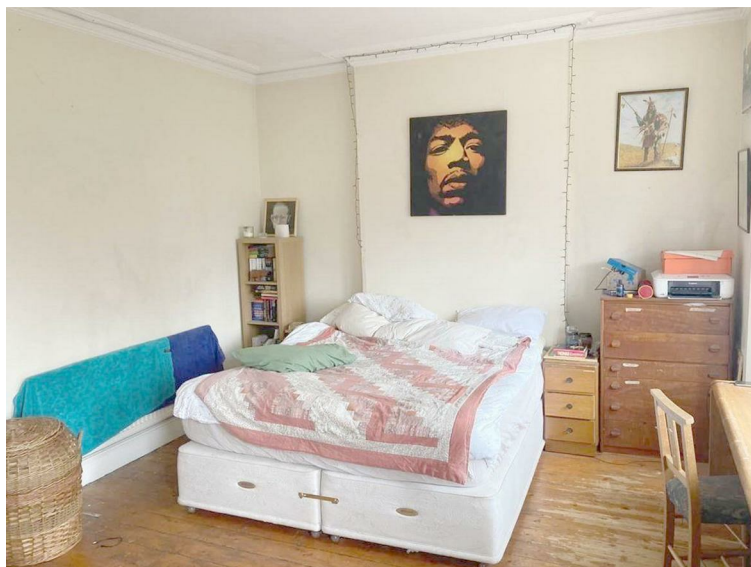
12'9" to bay x 12'5" (3.89 to bay x 3.79)

Comprising gas fireplace with tiled surround, solid wood flooring, ceiling rose & coving, radiator and stain glazed bay window to front elevaion:



ENTRANCE HALLWAY

Featuring stain glazed entrance door, Minton tiled hallway, stairs to first floor & cellar access:



RECEPTION TWO / BEDROOM SIX

11'3" into bay x 10'7" (3.42 into bay x 3.22)

Comprising ceiling rose & coving, radiator and bay window to side elevaion:



CELLAR

Cellar access:



FITTED KITCHEN DINER

16'10" x 12'2" (5.12 x 3.71)

Fitted with a matching range of base, wall & eye level units, stainless steel sink unit, part tiled surround, connection for gas oven, space for appliance and plumbing for washing machine, wall mounted 'GlowWorm' combi boiler, radiator, dual aspect windows to side & rear elevations with door to courtyard garden:

FIRST FLOOR LANDING

Turned staircase with stain glazed window to front elevation and radiator:



MASTER BEDROOM ONE

16'2" into bay x 12'7" (4.94 into bay x 3.84)

Featuring coving to ceiling, stripped wooden flooring, built in cupboards, radiator & stain glazed bay window to front aspect:



BEDROOM TWO

11'3" x 10'5" (3.44 x 3.18)

Stripped wooden flooring, radiator and window to side elevation:



BEDROOM THREE

11'11" x 10'0" (3.64 x 3.05)

Stripped wooden flooring, radiator and window to side elevation:



W.C.

Low level wc, opaque sash window to side elevation:



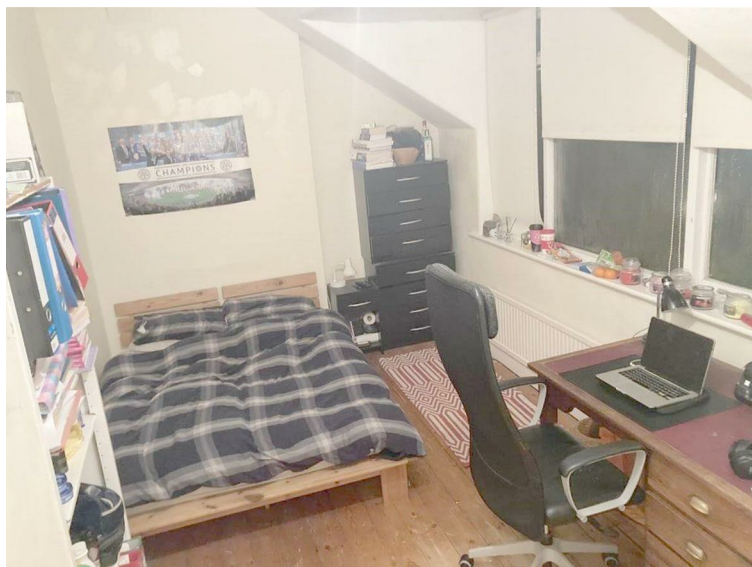
SHOWER ROOM

8'0" x 6'2" (2.43 x 1.89)

Comprising shower cubicle, pedestal wash hand basin, low level wc, radiator and opaque window to rear elevation:

SECOND FLOOR LANDING

Turned staircase & loft access:



BEDROOM FOUR

16'2" x 9'0" (4.94 x 2.74)

Solid wood flooring, built-in wardrobes, radiator and windows to front elevation:



BEDROOM FIVE

10'9" x 9'0" (3.28 x 2.75)

Solid wood flooring, radiator and window to side elevation:



SHOWER ROOM

8'5" x 3'2" (2.57 x 0.97)

Having walk-in shower cubicle, wash hand basin, extractor fan & vinyl flooring:

OUTSIDE

There is a low maintenance front forecourt garden, with low level boundary walls & the rear elevation extends to an enclosed walled courtyard:

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to

works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm

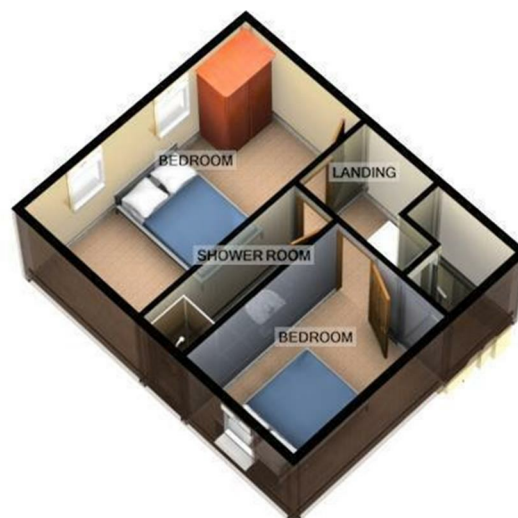
Saturday 9am - 4pm



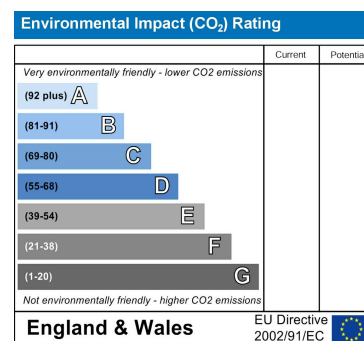
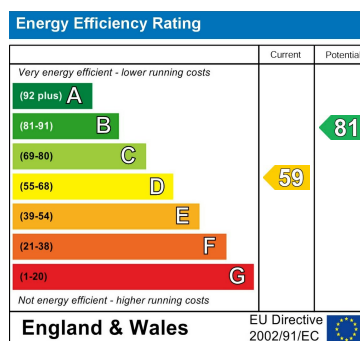
1ST FLOOR



GROUND FLOOR



2ND FLOOR



Barkers

Est.1985

THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

