



£275,000

Lorne Road, Clarendon Park, Leicester, LE2 1YH

- Three Share Student Let Until June 2026
- Mid Terraced Property
- Lounge
- Bathrooms
- EPC D / Freehold / Council Tax B
- Investment Opportunity
- Entrance Hall
- Extended Kitchen
- Rear Courtyard Garden
- No Upward Chain



INVESTMENT OPPORTUNITY LET UNTIL JUNE 2026! We are pleased to offer a **THREE SHARE MID TERRACED** property situated in the highly desirable suburb of Clarendon Park, being well served for University of Leicester, the City Centre & Queens Road Shopping Parade

The accommodation is **CURRENTLY LET TO THREE STUDENTS** has generated £12,672 per annum for 2024/2025 academic year and has been re-let until 30/6/26 generating £13,248 for academic year 2025/2026.

Property internally comprises, entrance hallway, communal living room, **GROUND FLOOR BEDROOM**, extended fitted kitchen, stairs to **TWO DOUBLE BEDROOMS** and bathroom suite. Low maintenance rear courtyard garden.

Offered with No Upward Chain.

ENTRANCE HALL

Access via wooden front door, smoke alarm, radiator and dado rail:



GROUND FLOOR STUDY BEDROOM

13'1" into bay x 9'5" (4.00 into bay x 2.89)

Radiator, dado rail, feature fire, bay window to front aspect:

LOUNGE

12'7" x 12'2" (3.85 x 3.71)

Feature fire, radiator, under stairs storage cupboard, double glazed window to rear aspect:



EXTENDED KITCHEN

20'2" x 7'6" (6.17 x 2.31)

Wooden fitted kitchen with worktops over. Inset sink / drainer, radiator, integrated oven and gas hob. Windows to side and rear aspect and door to rear garden:

LANDING

Loft access:



BEDROOM TWO

12'3" x 14'3" (3.75 x 4.36)

Fitted wardrobe, radiator and window to front elevation:



BEDROOM THREE

10'3" x 9'6" (3.14 x 2.90)

Radiator and double glazed window to rear elevation:



BATHROOM

15'11" x 8'0" (4.86 x 2.44)

Bath with mixer shower, pedestal sink, w/c, radiator and fitted cupboard housing 'Glow-Worm' gas boiler. Window to rear elevation:

OUTSIDE

Rear courtyard garden with shared side access:

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.

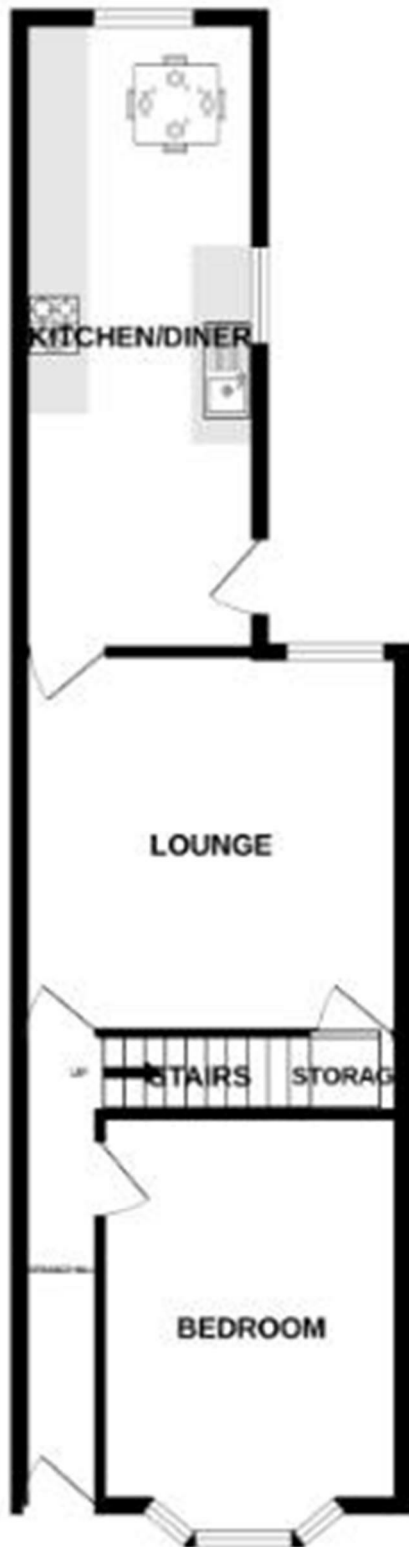
VIEWING TIMES

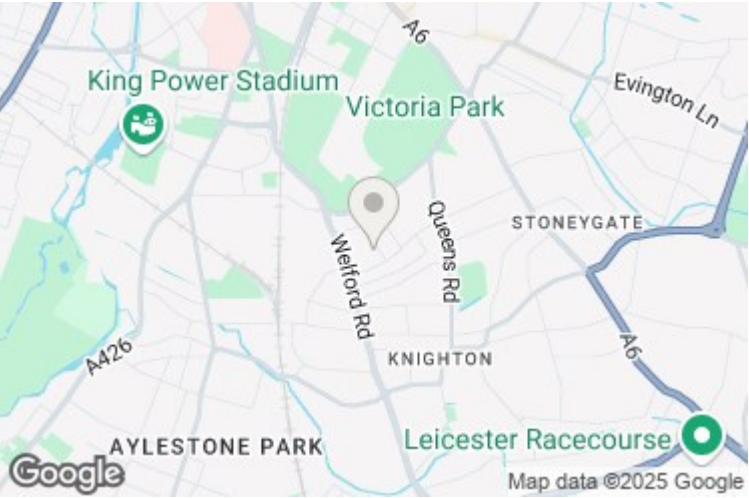
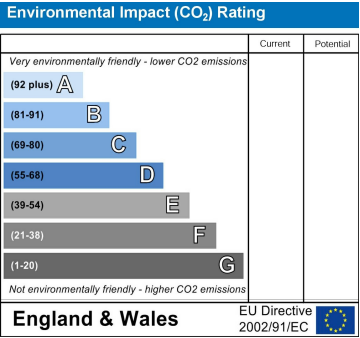
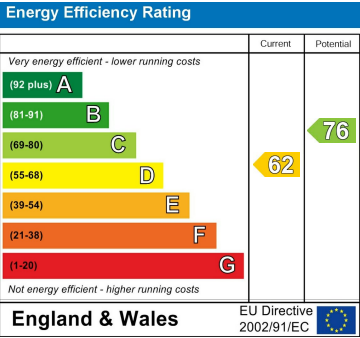
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,





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

