



## Jubilee Drive, Kensington, Liverpool, L7 8SW

- Five Bedroom HMO Property
- Communal Lounge & Modern Kitchen Diner
- Large Family Bathroom Suite
- Enclosed Yard to the Rear Elevation
- Popular Residential Location - Close to Amenities
- Five Generously Sized Double Bedrooms
- Double Glazing & Gas Central Heating
- Substantial Basement Offering Storage Space



£250,000  
Freehold



















## **Description**

This well presented five bedroom mid terrace HMO Property located on Jubilee Drive in Kensington, L7, has arrived at the sales market courtesy of appointed agents, Move Residential. A great investment opportunity for someone looking to expand their property portfolio, the property is achieving an attractive rental income and is fully HMO compliant. In brief, the property comprises; a welcoming entrance hallway, a communal lounge, a large modern kitchen diner, five generously sized and well presented double bedrooms, a large three piece family bathroom suite and an expansive cellar which offers additional storage space. The property also benefits from double glazing, gas central heating and an enclosed courtyard to the rear elevation.

## **Location**

Kensington is always popular with investors who see the potential in the area's on going regeneration and identify that its proximity to the City, both Universities and the Royal Liverpool Hospital make it ideal for the rental market. First time buyers can also benefit from the more affordable nature of the property here and enjoy having the City Centre so close to hand. Property is primarily traditional Victorian terraced housing but with some notable Georgian properties and impressive Villas closer to town and around Fairfield. Prices, even for the larger properties, compare very favourably with the rest of the City, making for good prospects for a sound rental return and giving first time buyers more house for their money. Full of contrasts and surprises, the area includes the Grade II listed, 121 acre Newsham Park which is surrounded by fine architecture - largely on Prospect Vale and Fairfield Crescent - and is a designated conservation area. Shops are many and varied along Kensington and West Derby Road, with larger, national chain stores located on Prescott Road and at Edge Lane Retail Park, which also has restaurants and a multiplex cinema. Frequent train services to Manchester and into Liverpool run from Edge Hill Station, buses are regular and Edge Lane/Drive takes drivers straight on to the start of the M62.



## Floor Plan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

#### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.