



## St. Albans Road, Leicester

£350,000 Freehold

Investment opportunity offering a mid-terraced property with a separate coach house, generating a combined income of £33,600 per annum, ideally located for Leicester centre and local universities.

Council Tax band: TBD

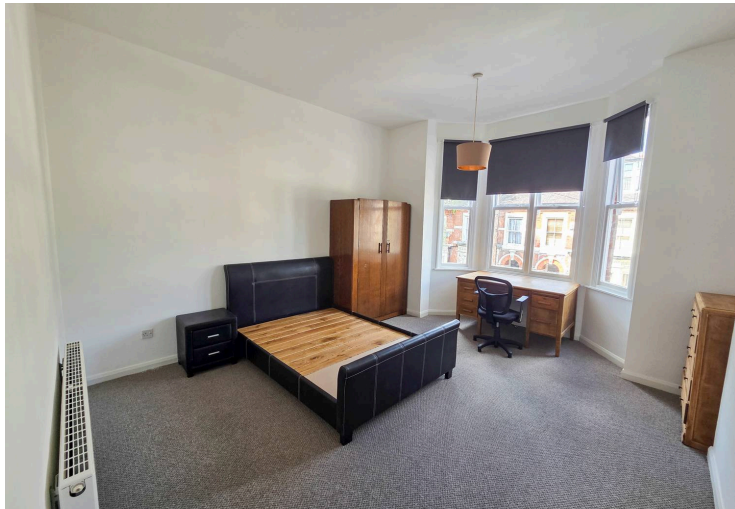
Tenure: Freehold

EPC Energy Efficiency Rating: E



0116 274 5544





## Main House

### Entrance Hall

Stairs to the first floor, under-stairs storage cupboard, lino flooring, and radiator.

### Communal Sitting Room

15' 5" x 13' 11" (4.71m x 4.25m)

Window to rear elevation, door to side elevation. Stainless steel sink and drainer unit, range of wall and base units with work surfaces over, built-in oven and electric hob, and built-in dishwasher.

### Ground Floor Bedroom Four / Reception Room

10' 6" x 9' 8" (3.19m x 2.94m)

Window to rear elevation and radiator.

### Bedroom One

15' 7" x 13' 10" (4.74m x 4.22m)

Bay window to front elevation and radiator.



### **Bedroom Two**

10' 2" x 9' 11" (3.10m x 3.01m)

Window to rear elevation and radiator.

### **Bedroom Three**

16' 5" x 8' 4" (5.00m x 2.53m)

Window to front elevation and radiator.

### **Bathroom**

9' 10" x 5' 7" (3.00m x 1.69m)

Window to rear elevation, bath with mixer tap shower attachment, wash hand basin, low-level WC, and heated towel rail.

### **Shower Room**

6' 0" x 5' 7" (1.82m x 1.70m)

(narrowing to 0.8m). Window to rear elevation. Shower cubicle, low-level WC, wash hand basin, lino flooring, and heated towel rail.

### **Coach House**

#### **Open Plan Living/Kitchen/Dining Room**

24' 2" x 12' 5" (7.37m x 3.78m)

(narrowing to 2.4m). Stairs to the first floor. Sink and drainer unit, wall and base units with work surfaces over, built-in oven and electric hob with filter hood over, plumbing for washing machine. The living area includes a double-glazed door and window on the front elevation and storage heaters.

### **Shower Room**

8' 4" x 3' 5" (2.54m x 1.04m)

Shower cubicle, wash hand basin, low-level WC, and heated towel rail

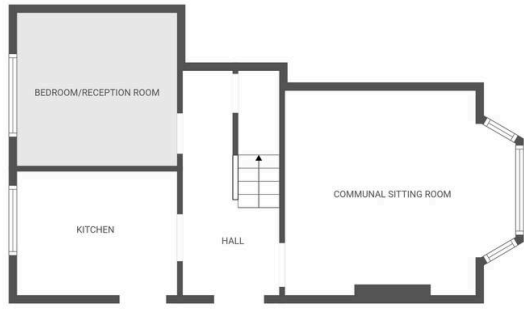
### **First Floor Bedroom**

15' 3" x 12' 6" (4.66m x 3.80m)

Double-glazed window to front elevation and wall heater.

### **Garden**

Paved courtyard seating area.

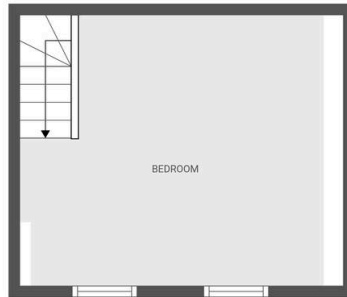


Ground floor

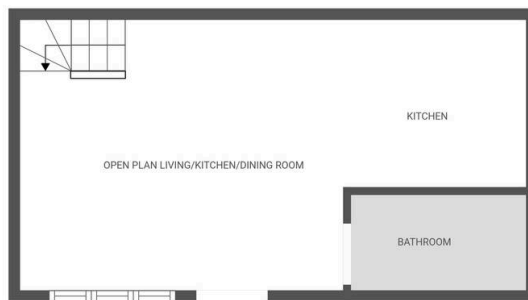


1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



1st floor



Ground floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.