

Lytham Road, Clarendon Park, Leicester

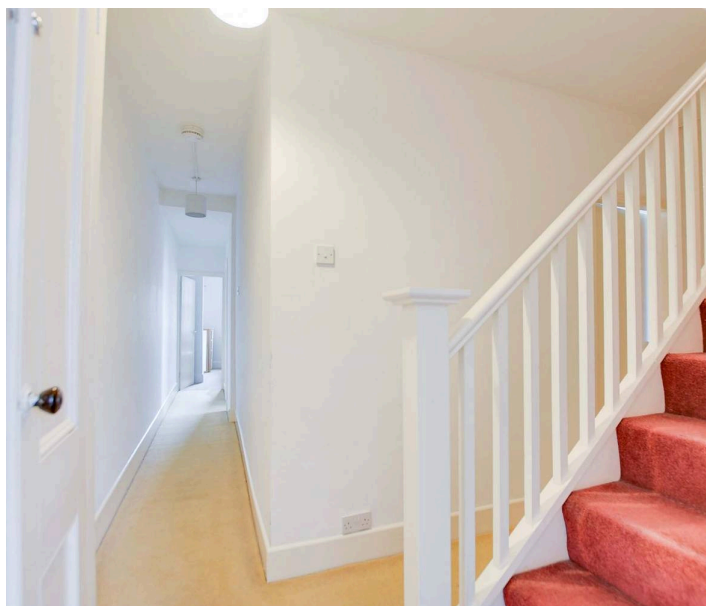
£310,000 Freehold

Available with NO CHAIN is this period terrace property providing a five-bedroom HMO student investment or a FOUR BEDROOM family home. The property retains original features and some modern touches.



0116 274 5544





Entrance Hall

With tiled floor, stairs to first floor, radiator.

Reception Room/Potential Bedroom Five

12' 4" x 9' 9" (3.77m x 2.97m)

With double glazed window to the front elevation, ceiling cornice, picture rail, period style fireplace with surround, radiator.

Reception Room Two

12' 8" x 12' 4" (3.85m x 3.77m)

With double glazed window to the rear elevation, under stairs storage cupboard with meters, ceiling cornice, log burner, laminate floor, radiator.

Kitchen

10' 9" x 7' 7" (3.28m x 2.32m)

With double glazed window to the side elevation, one and a half bowl stainless steel sink and drainer unit with work surface over, gas cooker point, tiled floor, part tiled walls, door to lobby.

Lobby/Utility Room

6' 0" x 4' 0" (1.83m x 1.23m)

With door to the side elevation, window to the rear elevation, plumbing for washing machine, work surface, wall mounted boiler.



Ground Floor WC

6' 0" x 3' 3" (1.82m x 1.00m)

With low-level WC, wash hand basin, tiled floor, radiator.

First Floor Galleried Landing

With original storage cupboard, stairs to second floor, radiator.

Bedroom One

14' 9" x 12' 4" (4.49m x 3.76m)

With double glazed window to the front elevation, built-in wardrobe, fireplace, radiator.

Bedroom Two

11' 3" x 9' 9" (3.44m x 2.98m)

With double glazed window to the rear elevation, fireplace, wooden floor, radiator.

Bedroom Three

10' 8" x 7' 9" (3.26m x 2.35m)

With double glazed window to the rear elevation, radiator.

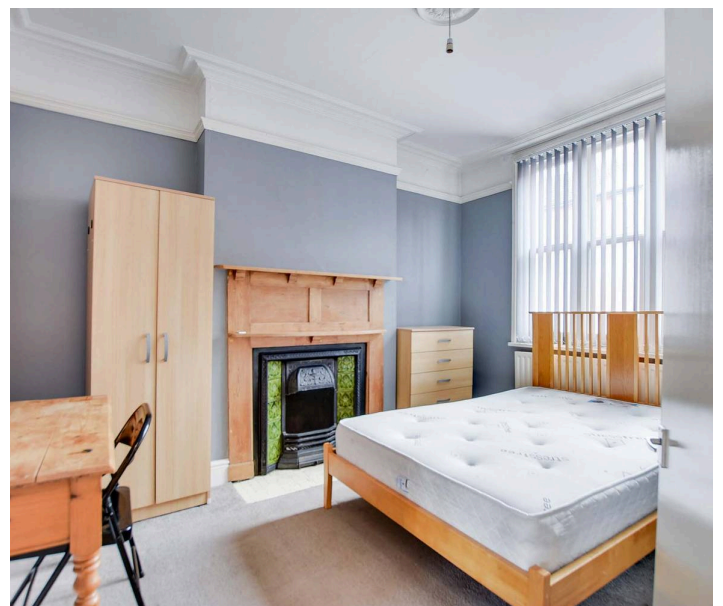
Bathroom

7' 5" x 4' 10" (2.27m x 1.48m)

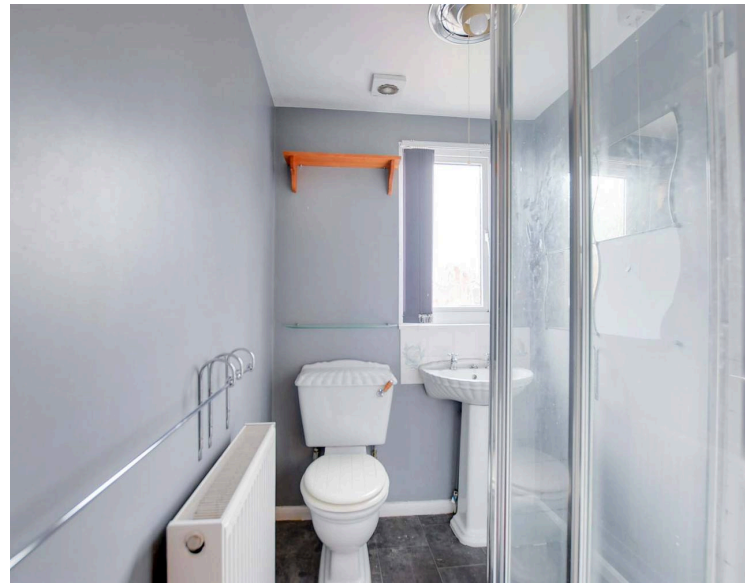
With double glazed window to the side elevation, bath with mixer tap shower attachment, low-level WC, wash hand basin, tiled floor, heated towel rail.

Second Floor Landing

With access to bedroom four.







Bedroom Four

21' 8" x 13' 3" (6.60m x 4.04m)

narrowing to 2.34 m. With double glazed window to the rear elevation, skylight window to the front elevation, eaves storage cupboard, study area, radiator.

Shower Room

6' 0" x 4' 11" (1.84m x 1.49m)

With double glazed window to the rear elevation, shower cubicle with electric shower, pedestal wash hand basin, low-level WC, extractor fan, radiator.

Rear Garden

With an outside store, lawn area, walled perimeter, gate to side access.

On Street Parking

Permit Parking Zones

The property is within a controlled parking zone. Buyers and tenants should make their own enquiries with the local council regarding permit availability and associated costs.

Disclaimer:

The vendor has advised that the property holds an HMO (House in Multiple Occupation) licence. Prospective purchasers are advised to obtain verification of the licence, its conditions, and any associated compliance requirements directly from the local authority. Neither the vendor nor the agent can guarantee the ongoing validity or transferability of the licence, and purchasers should rely on their own enquiries before proceeding.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 2

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FLOOR 3

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The property is well located for everyday amenities and services, including local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Victoria Park and Queens Road shopping parade with its specialist shops, bars, boutiques and restaurants are also within close proximity.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

We'll keep you moving...



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