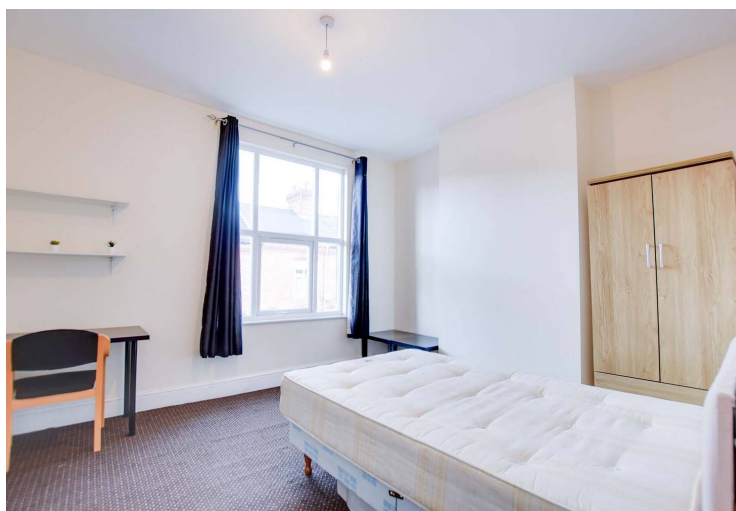
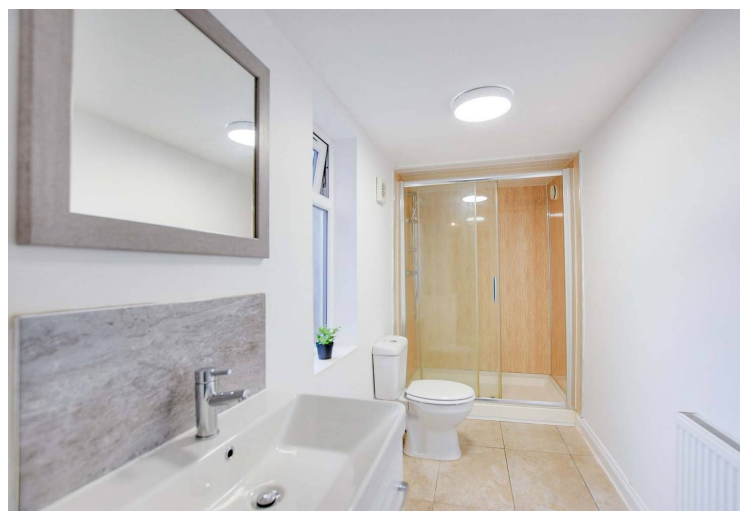




Montague Road, Clarendon Park

£285,000 Freehold

Licensed 4-bedroom HMO / Proven £17,000 annual rental income / Prime Clarendon Park student location / 4-person occupancy
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



0116 274 5544





Entrance Hall

With stairs to first floor, laminate floor, radiator.

Ground Floor Bedroom Four

12' 3" x 9' 8" (3.73m x 2.95m)

With double glazed window to the front elevation, radiator.

Sitting Room

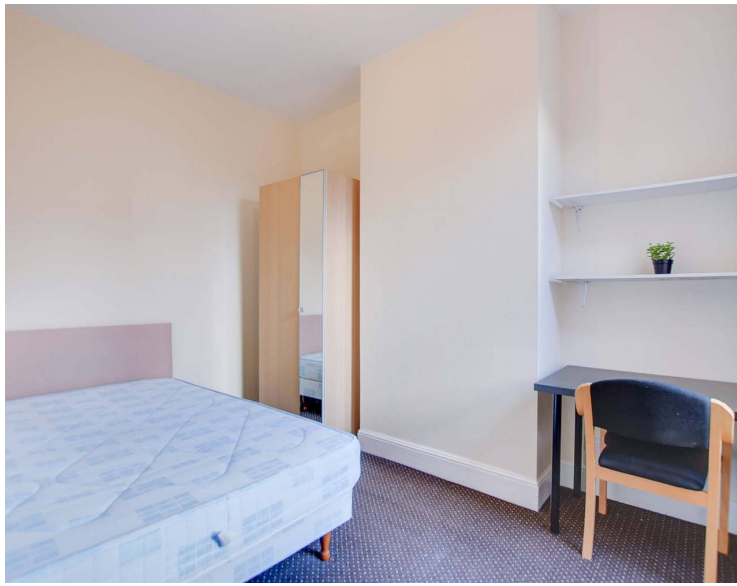
11' 8" x 10' 3" (3.55m x 3.12m)

With double glazed French doors to the rear elevation, radiator.

Kitchen Dining Room

20' 1" x 7' 5" (6.12m x 2.26m)

With double glazed window and patio doors to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in oven and gas hob with stainless steel chimney hood over, plumbing for washing machine, wall mounted boiler, tiled floor, two radiators, door to cellar.



Ground Floor Shower Room

12' 4" x 4' 7" (3.77m x 1.40m)

With double glazed window to the side elevation, walk-in double shower cubicle, low-level WC, wash hand basin, extractor fan, tiled floor, part tiled walls, radiator.

First Floor Galleried Landing

With loft access, radiator.

Bedroom One

13' 2" x 11' 11" (4.02m x 3.62m)

With double glazed window to the front elevation, radiator.

Bedroom Two

11' 10" x 8' 2" (3.61m x 2.48m)

With double glazed window to the rear elevation, radiator.

Bedroom Three

12' 9" x 7' 5" (3.89m x 2.25m)

With double glazed window to the side elevation, laminate floor, radiator.

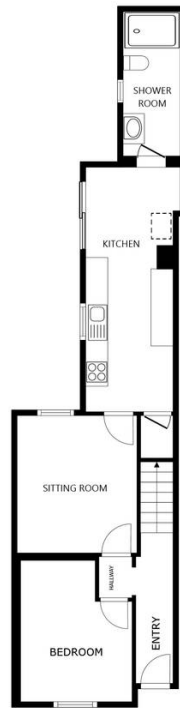
Rear Garden

Courtyard style rear garden with gate to side access.

On Street Parking

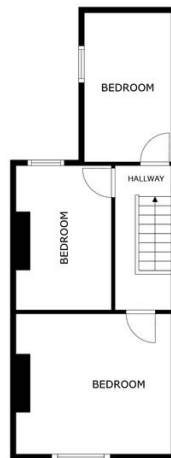
Permit Parking Zones

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.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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