



## Asking Price £325,000

### Lorne Road, Clarendon Park, Leicester, LE2 1YF

- Double Bay Fronted Villa
- Four Rental Rooms and Communal Living Room
- Downstairs W/C
- Bathroom
- Freehold
- RENTAL INVESTMENT OPPORTUNITY
- Dining Kitchen
- Character Features
- Shower Room
- EPC Rating D Council Tax Band C



## RENTAL INVESTMENT

A great opportunity to purchase a house with ARTICLE 4 which is currently rented out until 30-06-2026 producing £21,120 per annum.

This spacious BAY FRONTED villa located in CLARENDON PARK and briefly comprised of TWO SEPERATE RECEPTION ROOMS, DINING KITCHEN, and DOWNSTAIRS WC to the ground floor, on the first floor there are THREE BEDROPOMS and a BATHROOM and SHOWER ROOM.

The property has a courtyard garden and still retains CHARACTER FEATURES throughout.

Superbly located just opposite University of Leicester and Victoria Park, walking distance from Queens Road with its choice of restaurants, shops and bars, and Leicester Train Station.

### ENTRANCE HALLWAY

Front door, minton tiled flooring, coving, radiator staircase rising to first floor, under stairs cupboard, fitted unit.



### RECEPTION ONE / BEDROOM

**14'7" to bay x 12'3" (4.46 to bay x 3.75)**

Cast iron fireplace with tiled inset and wooden surround, coving, picture rail, radiator, floor boards, bay window to front aspect.



### RECEPTION TWO

**12'11" x 9'11" (3.95 x 3.03)**

Fireplace, coving, picture rail, radiator, floorboards, pair of doors to rear garden.

### DOWNSTAIRS W/C

Low level w/c, sink, radiator, window to side aspect.



### DINING KITCHEN

**19'7" x 9'11" (5.97 x 3.03)**

Fitted units with worktops tiled splash backs, sink with drainer, plumbing for washing machine, electric hob oven and extractor, boiler, radiator, two windows to side aspect.



### LANDING

Access to loft



### BEDROOM TWO

12'11" x 9'10" (3.96 x 3.01)

Radiator, window to rear aspect.



### BEDROOM ONE

14'8" to bay x 15'6" (4.48 to bay x 4.74)

Fireplace, picture rail, floor boards, radiator, bay window to front aspect.



### BEDROOM THREE

10'0" x 10'0" (3.07 x 3.06)

Radiator, window to rear aspect.



#### **SHOWER ROOM**

**7'6" x 6'11" (2.30 x 2.12)**

Shower cubicle with mains shower, pedestal wash hand basin, low level W/C, heated towel rail, window to side aspect.



#### **OUTSIDE**

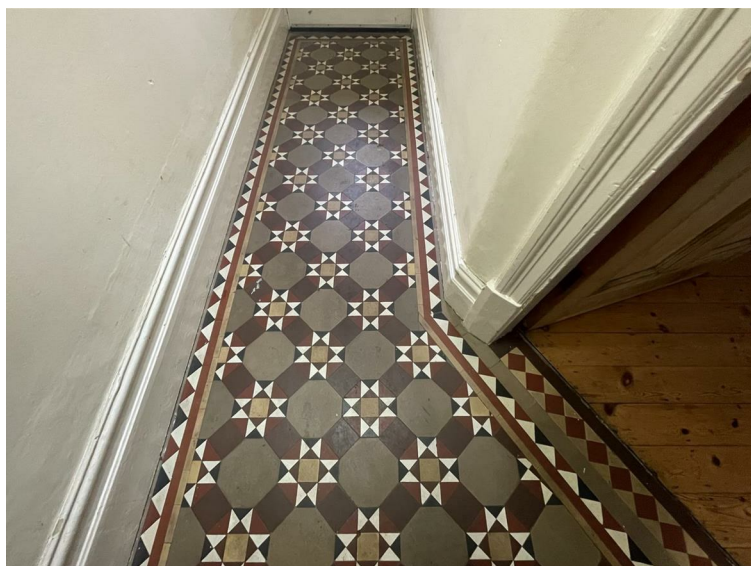
Courtyard garden with two original outbuildings and gate to rear.



#### **BATHROOM**

**9'5" x 7'0" (2.89 x 2.15)**

Bath, shower cubicle with mains shower, pedestal wash hand basin, low level W/C, radiator, window to side aspect.



#### **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.

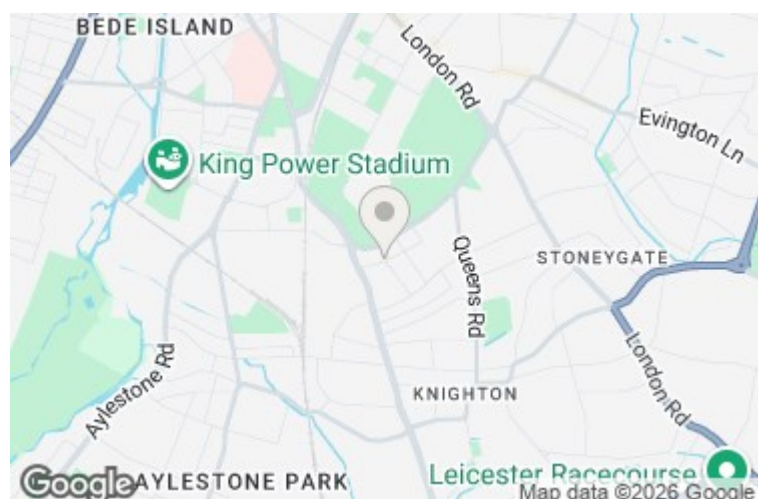
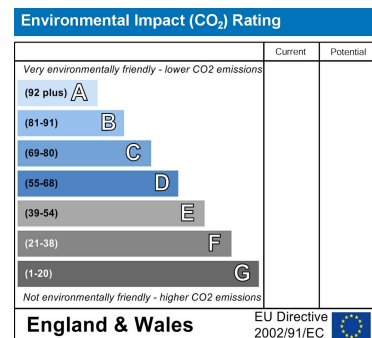
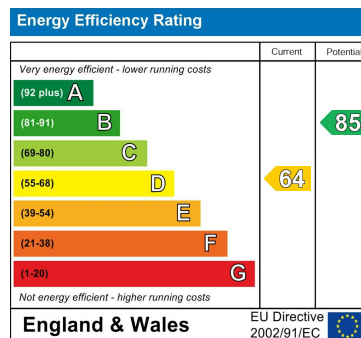
### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



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**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

