



## 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 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.



### 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.



### DINING KITCHEN

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

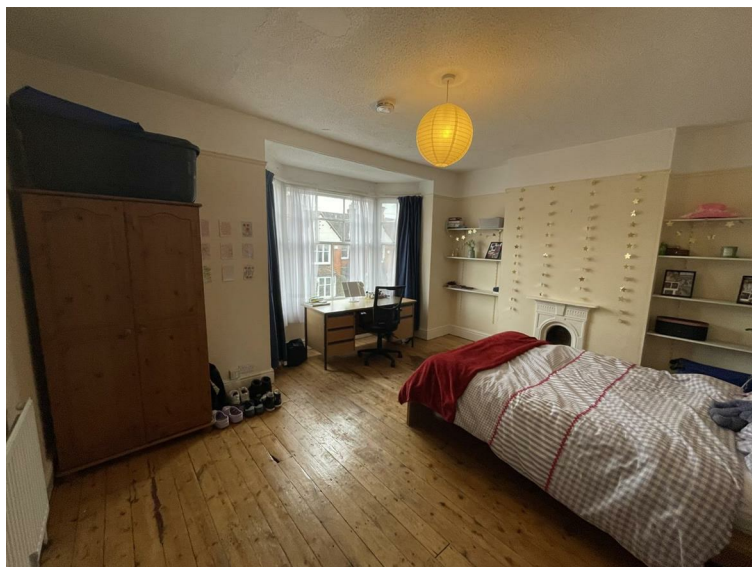
Fitted units with worktops tiled splash backs, sink with drainer, plumbing for washing machine, electric hob oven and extractor, boiler, radiator, two windows to side aspect.



**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.



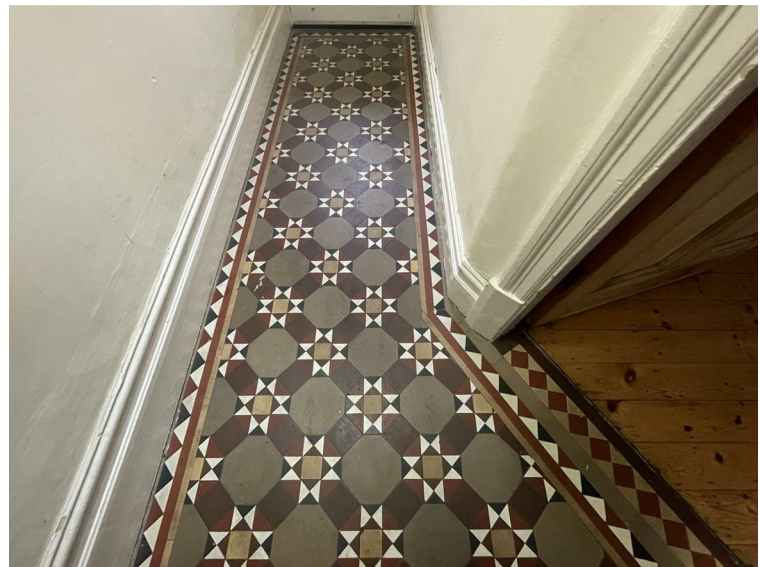
**OUTSIDE**

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

**AML DISCLAIMER**

In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

A £50 fee (incl. vat) covers required data and any manual checks.

This must be paid before we can issue a memorandum of sale.

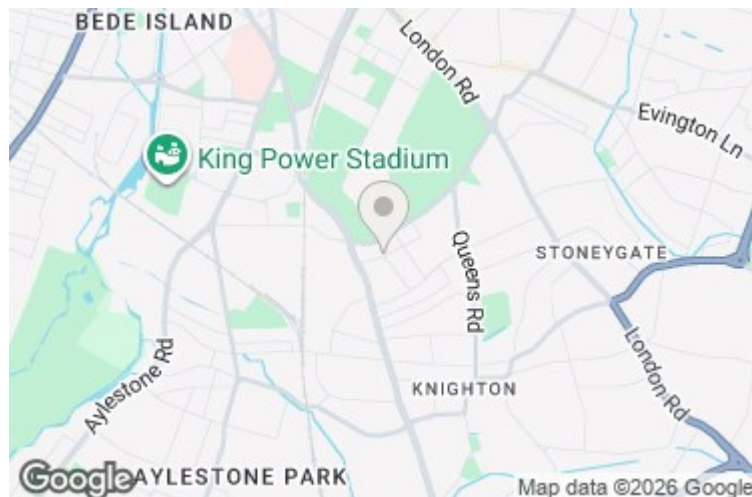
The fee is non-refundable and paid directly to Moverly. We

receive a portion of this fee for facilitating the checks



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



# Barkers

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**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



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- Accompanied viewing service
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- 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

