



Queens Road, Clarendon Park

£400,000 Freehold

Five-bedroom semi-detached HMO in the heart of Clarendon Park, currently generating £2,231 pcm from July 2026, with tenancy agreed for the 2026–2027 academic year.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

With a part-ledged stained-glass door and window to the front elevation, stairs to the first floor, laminate flooring, and a radiator.

Reception/Bedroom One

13' 3" x 11' 9" (4.04m x 3.57m)

With a double-glazed bay window to the front elevation, picture rail and a radiator.

Reception/Bedroom Two

13' 1" x 11' 8" (3.98m x 3.55m)

With a double-glazed door to the rear elevation, a tall radiator.

Kitchen Breakfast Room

11' 10" x 9' 6" (3.60m x 2.90m)

With a double glazed window to rear and side elevations, stainless steel sink and drainer, wall and base units with work surfaces, built-in oven and gas hob with stainless steel chimney hood, plumbing for washing machine, breakfast bar, wall-mounted boiler, tiled flooring, and radiator



Extended Sitting Room

14' 1" x 9' 5" (4.30m x 2.86m)

With a double-glazed door to the rear garden, double-glazed skylight windows to the side elevation, vaulted ceiling, inset ceiling spotlights, double glazed window to side elevation, and wall heater.

First Floor Landing

With a double-glazed window to side elevation

Bedroom Four

14' 0" x 9' 5" (4.27m x 2.87m)

With a double glazed bay window to the front elevation, picture rail, and radiator.

Bedroom Five

9' 2" x 8' 10" (2.79m x 2.70m)

With a double-glazed window to the front elevation and a radiator.

Shower Room One

6' 5" x 4' 11" (1.96m x 1.50m)

(narrowing to 0.8m). with a double-glazed window to the side elevation, tiled shower cubicle, wash hand basin, low-level WC, extractor fan, inset ceiling spotlights, and heated towel rail.

Shower Room Two

6' 5" x 4' 8" (1.96m x 1.42m)

(narrowing to 0.7m). With a double-glazed window to the rear elevation, tiled shower cubicle, inset ceiling spotlights, extractor fan, wash hand basin, low-level WC, and heated towel rail.

Front Garden

With a walled frontage with inset shrubs, leading to a storm porch

Garden

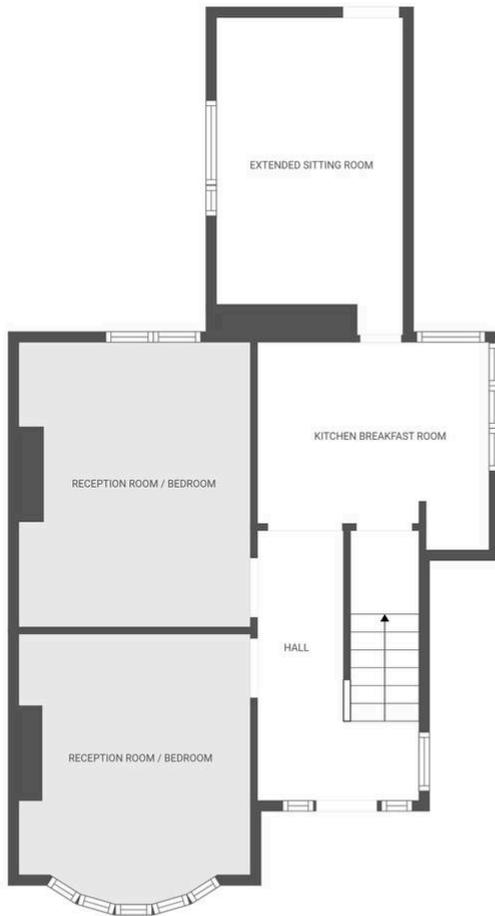
With a paved patio leading to a mainly gravelled garden with shrubs to borders.

Parking

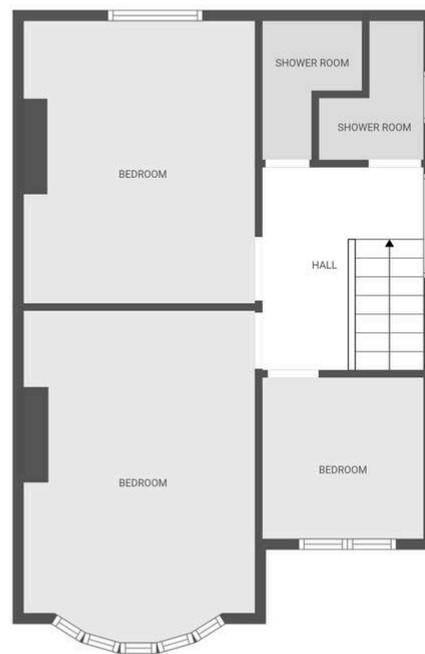
Driveway - With a paved driveway for one car.

Garage - With an up-and-over door to the front elevation.

Carport



Ground floor



1st floor

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

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