



**£275,000**

**Bulwer Road, Clarendon Park, Leicester, LE2 3BU**

- Student Three Share Accommodation
- Communal Lounge / Diner
- Contemporary G/F Shower Room
- AST in place until 30.6.23
- DG, GCH, EPC D, C/Tax B & Freehold
- Streamlined Fitted Kitchen
- Four Letting Bedrooms
- Pretty Courtyard Garden
- Rental Income £14,400 PA
- Highly Recommended | Investment Opportunity



AN ATTRACTIVELY PRESENTED & WELL EQUIPPED FOUR SHARE STUDENT ACCOMMODATION LET TO 2023 This well presented property is superbly situated within the fashionable city suburb of Clarendon Park, being well served for Leicester University, the city centre & the Queens Road shopping parade, with its array of specialist shops, boutiques, bars & bistros. The accommodation is currently let to THREE STUDENTS 30.6.23 GENERATING A RENTAL INCOME £14,400 PA. The accommodation briefly comprises, large fitted kitchen, communal living room, four letting bedrooms, newly re-fitted shower room & attractive rear courtyard garden. EARLY VIEWING IS HIGHLY RECOMMENDED - 24 HOURS NOTICE REQUIRED

units with a light granite effect work surface over incorporating stainless steel sink unit, drainer with mixer tap over and tiled splashbacks. Having integrated electric oven & hob, plumbing for washing machine and space for appliance, wall mounted 'Glowworm' boiler, radiator, vinyl flooring and two double glazed windows to side elevation:

#### **OUTER LOBBY**

With built in airing cupboard housing 'Baxi' boiler, vinyl flooring & door to rear garden:



#### **COMMUNAL LOUNGE / DINER** 12'02 x 10'07 (3.71m x 3.23m)

Having under stair storage cupboard, radiator, tv point, double glazed window to rear elevation and stairs leading to first floor:



#### **CONTEMPORARY SHOWER ROOM** 6'07 x 5'05 (2.01m x 1.65m)

Completely re-fitted with a contemporary style three piece suite comprising low level wc & wash hand basin fitted to vanity unit, tiled walk-in shower cubicle, decorative tiled splashbacks, ceramic tiled flooring, heated towel rail and obscure double glazed window to side elevation.



#### **STREAMLINED FITTED KITCHEN** 11'08 x 6 (3.56m x 1.83m)

Fitted with a contemporary range of beech effect Shaker style



#### **BEDROOM FOUR** 10'11 x 10'10 (3.33m x 3.30m)

Currently being used as a bedroom and comprising original

period open fireplace with pretty tiled inset, checkered hearth and wood surround, original coving to ceiling, meter cupboard to recess, radiator and double glazed window to front elevation:

### FIRST FLOOR LANDING

Having radiator, glazed access to fully boarded loft space providing useful additional storage space & incorporating a 'Velux' window to rear elevation:



### BEDROOM ONE 12'02 x 11'02 (3.71m x 3.40m)

Decorative fireplace, radiator and double glazed window to front elevation:



### BEDROOM TWO 12'23 x 9 (3.66m x 2.74m)

Having over stair storage cupboard with useful hanging rail, radiator and double glazed window to rear elevation:



### BEDROOM THREE 1'8 x 6 (0.51m x 1.83m)

Radiator and double glazed window to rear elevation:



### OUTSIDE

The rear extends to a larger than average South facing rear garden with side pathway leading to a low maintenance pebbled courtyard & patio area, with established raised brick side borders filled with established shrubs, a low level boundary walled surround and side gated entryway:

### FIXTURES & FITTINGS

The property is being sold fully furnished £POA:

### PHOTOS DISCLOSURE

Photos taken before current tenancy:

### 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

**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



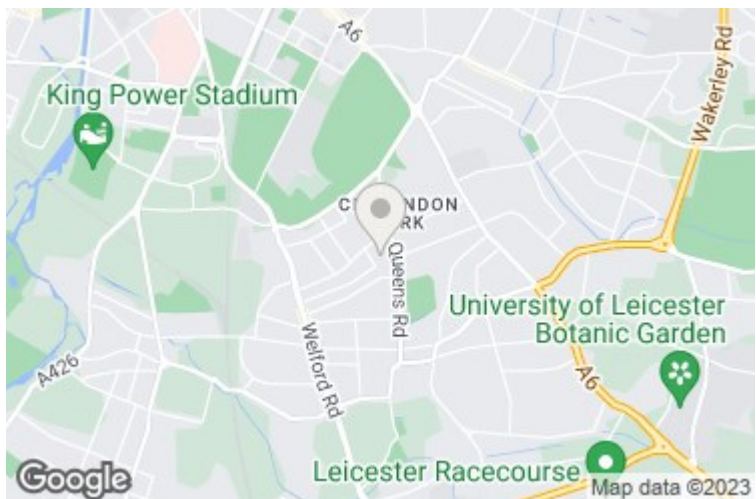
1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



# Barkers

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**THINKING OF SELLING?**

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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

