



Guide Price: £270,000 to £280,000

Howard Road, Clarendon Park, Leicester, LE2 1XQ

- Student Four Share Accommodation
- Streamlined Fitted Kitchen / Diner
- Bathroom Suite & Shower
- Walled Courtyard Garden
- Rental Income £17,680 Until 30/6/22
- Communal Living Room
- Four Letting Bedrooms
- DG, GCH, EPC D & Freehold
- Buy To Let Investment
- Highly Recommended



GUIDE PRICE: £270,000 to £280,000 | STUDENT FOUR SHARE ACCOMMODATION LET TO 30/6/22 | A DELIGHTFULLY PRESENTED BAY FRONTED VILLA superbly situated within the highly regarded city suburb of Clarendon Park, being well served for Leicester University, the City Centre & the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This well appointed student accommodation would provide an Ideal Investment Opportunity and is generating a Rental Income of £17,680 PA. The property briefly comprises, black & white tiled entrance hallway, streamlined fitted kitchen / diner, two reception rooms (one used as a letting bedroom), three bedrooms to the first floor and a modern bathroom suite with shower, GCH,DG, EPC D and enclosed walled courtyard garden. **EARLY VIEWING RECOMMENDED**

PROPERTY INFORMATION

The property has been continually let to students since 2002
Meets with Article 4 legislation
Current Valid Electrical Certificate
Current Valid Gas Safety Certificate

ENTRANCE HALL

Black & white tiled hallway, radiators, period coving, picture rails, architrave:



STREAMLINED FITTED KITCHEN / DINER 17'16 x 8'02 (5.18m x 2.49m)

Fitted with a matching range of pine base, wall & drawer units with granite effect work surfaces over incorporating stainless steel sink unit & drainer and tiled splashbacks. Having space provide for double electric oven & hob, plumbing for washing machine and space for fridge/freezer, wall mounted 'GlowWorm' combi boiler, radiator, vinyl flooring, double glazed windows to side elevation and door to garden:



COMMUNAL LIVING ROOM 13'08 x 13'04 (4.17m x 4.06m)

Having period style feature fireplace, radiator and double glazed window to rear elevation:



BEDROOM FOUR 15 (into bay) x 10'10 (4.57m (into bay) x 3.30m)

Currently being used as a bedroom and comprising period style feature fireplace, radiator and double glazed bay window to front elevation:

INNER HALLWAY

with turned stairs to first floor, cloaks and double glazed window:

FIRST FLOOR LANDING

Having radiator, glazed loft access with skylight:



BEDROOM ONE

15' x 12'6 (4.57m x 3.81m)

Radiator, smoke detector and double glazed window to front elevation:



BEDROOM THREE

9 x 8'3 (2.74m x 2.51m)

Radiator and double glazed window to rear elevation:



BEDROOM TWO

12'2" x 11'11 (3.71m x 3.63m)

Radiator and double glazed window to rear elevation:



BATHROOM SUITE

7'3 x 5'5 (2.21m x 1.65m)

Fitted with a modern three piece suite comprising, panelled bath with electric 'Triton' shower over, wash hand basin and low level wc fitted to vanity unit, decorative tiled surround, chrome heated towel rail and opaque double glazed window to side elevation:



Viewing strictly by appointment through Barkers Estate Agents.
 Hours of Business:
 Monday to Friday 9am - 5pm
 Saturday 9am - 4pm



OUTSIDE

The rear extends to a walled low maintenance courtyard garden with paved pathways and pebbled recess, potting shed and side gated entryway leading to front forecourt garden:

FIXTURES & FITTINGS

The property is offered furnished £POA:

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

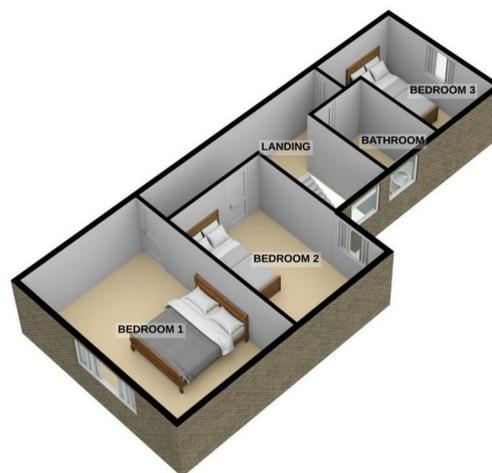
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors 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.

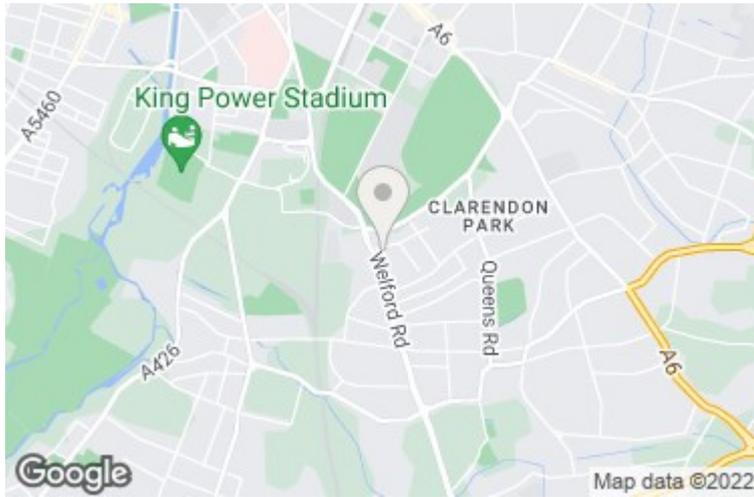
VIEWING TIMES

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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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

