



£325,000

Landseer Road, Clarendon Park, Leicester, LE2 3EG

- Four Bedroom Student House
- Currently Achieving £22,900 gross per annum
- Fully Fitted Bathroom
- EPC D & C / Council Tax C & A
- Investment Opportunity
- Adjoining Studio Flat
- Clarendon Park Location
- Gas Central Heating
- Freehold Properties
- No Upward Chain

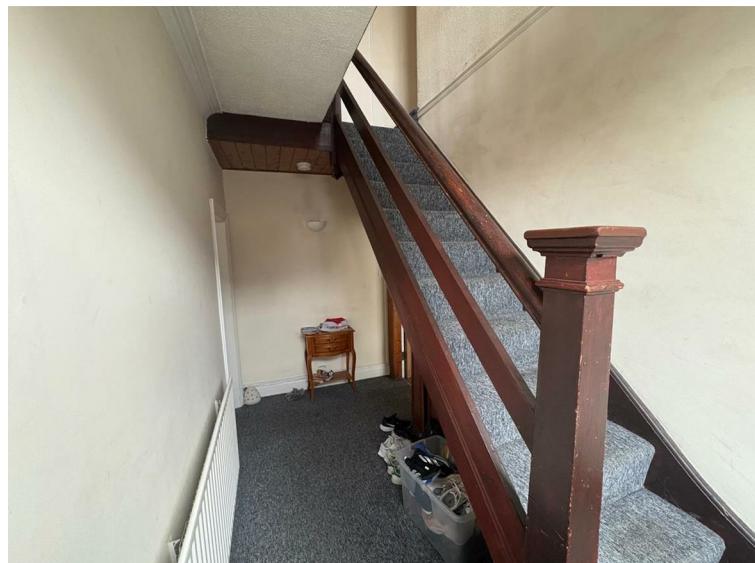


INVESTMENT OPPORTUNITY! We are pleased to offer to the market **FOUR BEDROOM SEMI DETACHED STUDENT PROPERTY** generating £1400 per calendar month until 30/6/25 and adjoining **SELF CONTAINED STUDIO FLAT** generating £625 per calendar month inclusive of electric until 04/07/2025 situated in CLARENCE PARK providing excellent access to Leicester University and Queens Road Shopping Parade.

Internally the property comprises entrance hall, GROUND FLOOR DOUBLE LETTING BEDROOM, fitted kitchen. Stairs leading to THREE DOUBLE LETTING BEDROOMS and shower room.

The ADJOINING SELF CONTAINED flat has open plan living with separate shower room.

Internal Viewing is recommended by the agent. Offered with No Upward Chain!



ENTRANCE HALL

Accessed via UPVC front door, built in storage cupboard, central heating radiator and stairs to first floor:



RECEPTION ROOM- Currently used as bedroom four

16'5" into bay x 11'3" (5.02 into bay x 3.44)

Original coving to ceiling. Central heating radiator & double glazed bay window to front aspect:

LOUNGE

15'1" into bay x 12'2" (4.62 into bay x 3.71)

Wooden fire surround. Built in book shelf to recess. Decorative coving & ceiling rose, central heating radiator and double glazed bay window to front aspect:

KITCHEN

17'4" x 8'8" (5.28 x 2.64)

Fitted with a matching range of wooden units with integrated electric oven and gas hob. Roll edge work surfaces incorporating stainless steel sink / drainer. Under counter fridge and freezer, washing machine, Tiled splash backs & flooring Two Double glazed bay window to front elevation:



GALLERIED LANDING

With decorative spindle balustrade, access to loft space & double glazed window to front elevation.



BEDROOM THREE

11'9" (into bay) x 12'3" (3.59 (into bay) x 3.74)
Double glazed bay window to front elevation:



BEDROOM TWO

16'6" (into bay) x 11'3" (5.03 (into bay) x 3.45)
Radiator & double glazed bay window to front elevation:



BEDROOM FOUR

8'10" x 9'6" (2.70 x 2.91)
Radiator and double glazed window to side elevation:



SHOWER ROOM

5'10" x 7'5" (1.80 x 2.27)

Shower cubicle with mixer shower. Pedestal sink and w/c. Worcester gas boiler. Double glazed window to front elevation:



SELF CONTAINED STUDIO

8'4" x 12'5" (2.56 x 3.79)

Accessed via UPVC door, gas radiator (heated from main house) Units with sink / drainer and fitted electric hob. Double glazed window to front aspect:



COURTYARD GARDEN

Low maintenance paved side courtyard:



SHOWER ROOM

6'2" x 5'9" (1.90 x 1.77)

Shower cubicle with electric shower. W/C and wash hand basin. Double glazed window to front aspect:

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 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

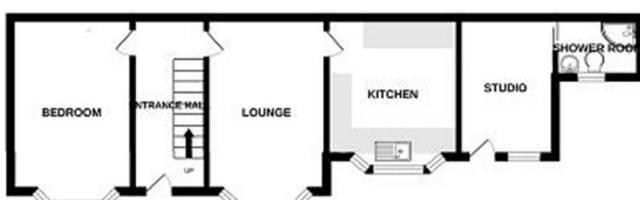
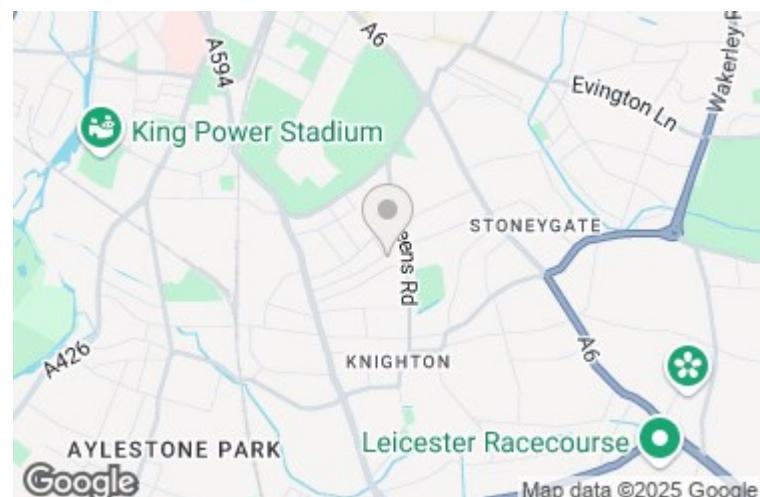
Saturday 9am - 4pm

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			
(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 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

