



HMO INVESTMENT PROPERTY

Thurlow Road
Clarendon Park Leicester LE2 1YE
£325,000

Knightsbridge

ESTATE AGENTS & VALUERS

A five-bedroom student rental property providing an attractive rental yield. This particularly attractive and well-presented property is located in a popular cul-de-sac within minutes' walk of Leicester University. The property currently benefits from a HMO license allowing the property to be let up to five individual lettable rooms (further information available on request) and is offered for sale with tenants in situ, providing a good capital growth together with rental income (further information on rental income can be discussed at our Queens Rd office). The accommodation of the home includes an entrance hall, ground floor bedroom with bay window to the front elevation, spacious communal sitting room to the rear, open-plan fitted dining kitchen leading to rear lobby having WC, which also offers potential to provide shower room. The first floor accommodation has three generous size bedrooms, shower room and a superb loft conversion providing fifth bedroom with en-suite bathroom. Outside benefits from a low-maintenance rear garden. The property is located on one of the most popular roads within Clarendon Park and provides a sound investment opportunity.

The property is well located for everyday amenities and services including renowned local public and private schooling together with nursery day-care, Leicester City Centre and University of Leicester, Leicester Royal Infirmary and Leicester General Hospital, and is within minutes' walk of Victoria Park, Leicester City Centre and Queens Road shopping parade with its specialist shops, bars, boutiques and restaurants.

MORE PROPERTIES AVAILABLE AT WWW.KNIGHTSBRIDGE-ESTATES.CO.UK

- Gas Central Heating, uPVC Double-Glazing
- Entrance Hall, Ground Floor Bedroom, Communal Sitting Room
- Open-Plan Fitted Dining Kitchen, Rear Lobby with WC
- First Floor Landing
- Three Generous Size Bedrooms & Shower Room
- Loft Conversion Providing Fifth Bedroom with En-Suite Bathroom
- Low-Maintenance Rear Garden
- Investment Property, Further Information Available

Entrance Hall

An attractive entrance hall having stairs leading to first floor, original tiled flooring, ceiling coving, radiator.

Ground Floor Bedroom 14'9" x 9'5" includes chimney breast and bay window

This spacious room has uPVC double-glazed bay window to the front elevation, chimney breast with period-style fireplace with cast iron inset, wooden fire surround and raised tiled hearth, original ceiling coving, wooden-style flooring, radiator.

Communal Sitting Room 12'7" x 12'3" measurement includes chimney breast

This light and airy communal sitting room has uPVC double-glazed window to the rear elevation, chimney breast, original ceiling coving, wooden-style flooring, radiator, door leading to useful under stairs storage cupboard.

Open Plan Fitted Dining Kitchen 22' x 7'5"

This spacious open-plan fitted dining kitchen has uPVC double-glazed windows to the side elevation, further uPVC double-glazed window to the rear, kitchen comprises stainless steel sink and drainer with mixer tap, a comprehensive range of wall and base units including storage drawers and granite-style worktops, appliances include gas cooker with stainless steel filter chimney hood over, microwave, washing machine, fridge/freezer, part-tiled walls, wooden-style flooring, inset ceiling downlighters, radiator.

Rear Lobby Area and WC

With uPVC double-glazed door to the side elevation, radiator, door leading to:

WC

With uPVC double-glazed window to side elevation, wash hand basin, low-level WC.

First Floor Landing

This spacious first floor landing has inset ceiling downlighters, radiators and stairs leading to loft room with en-suite.

Bedroom One 13'5" x 12'5"

This spacious light and airy bedroom, situated to the front of the property, has uPVC double-glazed window, chimney breast with cast iron fire surround, two fitted wardrobes, radiator.

Bedroom Two 11' narrowing to 10' x 9'7" measurement includes chimney breast

This generous size bedroom, situated to the rear of the property, has uPVC double-glazed window overlooking rear garden, chimney breast, cast iron fire surround, radiator.

Bedroom Three 10' x 7'9"

This third double bedroom, situated to the rear of the property, has uPVC double-glazed window overlooking rear garden, built-in double wardrobe, radiator.

Shower Room

With uPVC double-glazed window to the side elevation, comprising: low-level WC, shower enclosure with mixer shower, wash hand basin with mixer tap, vanity cupboards and storage, tiled walls, inset ceiling downlighters, radiator.

Loft Conversion Providing Fifth Bedroom 18' narrowing to 9'2" x 12'9" narrowing to 3' total floor space having part-restricted headroom

This superb loft conversion with double-glazed Velux skylight windows to the front and rear elevations with fitted blinds, recess wardrobe area, radiators, door leading to:

En-Suite Bathroom 7'2" x 5' total floor space having part-restricted headroom

With double-glazed Velux skylight window to the rear, this en-suite bathroom has panelled bath, low-level WC, wall-mounted wash hand basin, radiator.

Rear Garden

The property enjoys a low-maintenance rear courtyard garden with flowerbeds, artificial lawn area, paved areas and side courtyard with gated access to front of property, garden water supply, internal store (potential for conversion incorporating WC providing shower room – all works subject to necessary consent).



IMPORTANT NOTE: The floor plans are **NOT TO SCALE** and are intended to be used as a guide only. They should **NOT** be used for any other purpose. Similarly, the plans do not represent the décor of the property including the floor coverings, wall coverings, fixtures and fittings.

Energy Efficiency Rating	
Current Rating D 55	Potential Rating C 80

IMPORTANT NOTE: We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be relied upon as an accurate measurement. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to a purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & Valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property and/or its fixtures and fittings.