



# -4 to 5 Share Student Let & Two Storey 1 Bed Coach House



One Bed Duplex (two storey) Coach House

## £425,000

**Edward Road, Clarendon Park, Leicester, LE2 1TF**

- Student Four Share
- Investment Opportunity
- EPC Rating C - D
- Article 4 Compliant
- No Upward Chain
- One Bed Prolet Coach House
- Near University
- Rental Income £20,784
- Potential To Add Value
- Viewing Recommended





**A SUPERB FOUR SHARE STUDENT TERRACED HOUSE WITH SEPARATE DETACHED ONE BED COACH HOUSE**

This attractive development is superbly situated within the highly desirable city suburb of Clarendon Park, being well served for Leicester University, the city centre, train station & the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This well appointed accommodation is fully compliant providing an ideal Investment Opportunity & briefly comprises of a Four Share Student Let and a 1 bed pro let Coach House generating a Rental Income £20,784 with scope to increase.

**EARLY VIEWING HIGHLY RECOMMENDED.**

**34 EDWARD ROAD**

Four / Five share student home currently let to 4 students until 1/7/19 £14,976 PA



**COMMUNAL LOUNGE**

**11,5 x 11 (3.35m, 1.52m x 3.35m)**

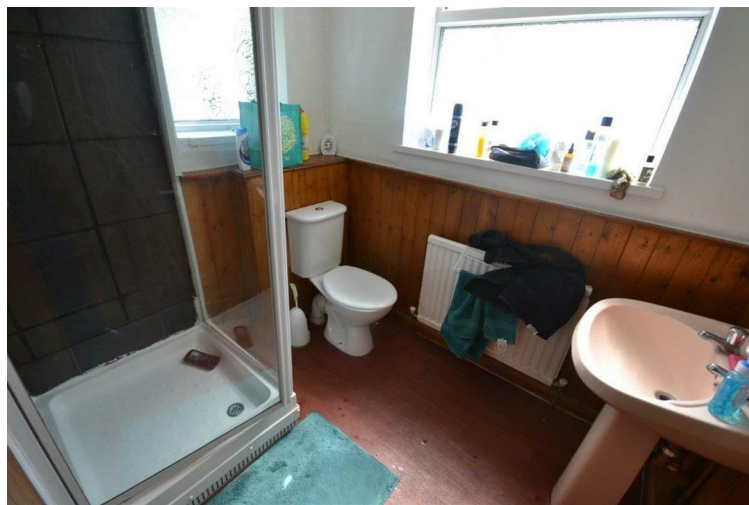


**KITCHEN**

**10'7 x 8'5 (3.23m x 2.57m)**

**BEDROOM FIVE**

**10'10 x 10'10 (3.30m x 3.30m)**



**SHOWER ROOM ONE**

**6'8 x 5'6 (2.03m x 1.68m)**

**SHOWER ROOM TWO**

**7'1 x 4'9 (2.16m x 1.45m)**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

**11'8 x 9'6 (3.56m x 2.90m)**

**BEDROOM TWO**

**13'5 x 6'5 (4.09m x 1.96m)**

**BEDROOM THREE**

**12'5 x 8'2 (3.78m x 2.49m)**

**BEDROOM FOUR**

**10'5 x 9'4 (3.18m x 2.84m)**





**34a EDWARD ROAD**

Detached Coach House - One Bed professional let £484 pcm

**KITCHEN**

**8'10 x 6'2 (2.69m x 1.88m)**

**FIRST FLOOR**



**LOUNGE**

**15'8 x 7'3 (4.78m x 2.21m)**



**BEDROOM**

**16'7 x 8'8 (5.05m x 2.64m)**





**SHOWER ROOM**



**OUTSIDE**

### **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**

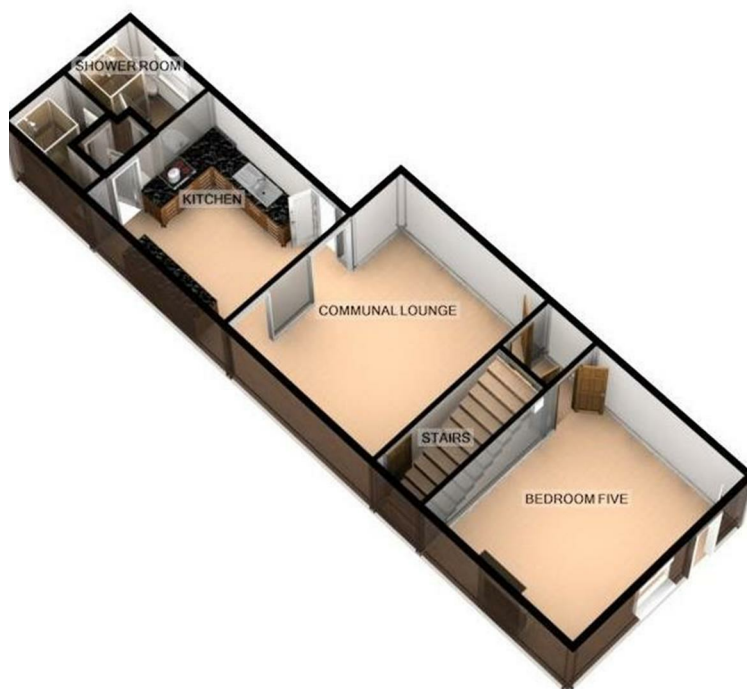
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm

Late Night on Wednesdays until 7pm

Saturday 9am - 4pm



**GROUND FLOOR**



1ST FLOOR



1ST FLOOR



GROUND FLOOR

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

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





# Barkers

Est.1985

**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

