

DEVELOPMENT OPPORTUNITY



Guide Price £800,000

East Avenue, Stoneygate, Leicester, LE2 1TE

- Three Storey Detached Property
- Spacious Fitted Kitchen & Utility
- Eight Double Bedrooms
- Private Garden, Garage & Driveway
- Scope for Further Development STP
- Student 10 Share HMO Accommodation
- Three Reception Rooms
- Three Bathroom Suites
- Freehold, GCH & EPC Rating E
- No Upward Chain



'FERNLEIGH' IS AN EXCEPTIONAL & EXTENDED LINK-DETACHED 8 BED/10 SHARE STUDENT ACCOMMODATION WITH HMO LICENCE superbly situated within the highly desirable city suburb of Stoneygate whilst being well served for Leicester University, Victoria Park, the City Centre, Railway Station & the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This three storey substantial & well-proportioned HMO living accommodation retains a wealth of original features, providing an ideal Investment Opportunity or the option to convert back to a former Residential Home STPP and briefly comprises, gated driveway, minton tiled entrance hallway, extended communal living room, spacious fitted kitchen & utility, separate breakfast room, two receptions / letting bedrooms, ground floor bathroom and WC. To the first floor there are six bedrooms & bathroom suite with stairs leading to a second floor with two further bedrooms, private kitchen and bathroom. The property benefits from a large basement, front and rear gardens and a separate large detached garage. Currently there is a Planning Application in progress for change of use to convert to 7 Flats (6 x 1 bed and 1 x 2 bed). EPC E Rating. EARLY VIEWING IS HIGHLY RECOMMENDED. NO UPWARD CHAIN

PROPERTY INFORMATION

The property has a valid HMO License for 10 Sharers from 7/2/19 to 7/2/24

(Please note this licence is not transferable and a new buyer would have to apply for their own)

The vendors have also made an application to Leicester City Council - Planning Application No: 20201291

For change of use to 7 Flats (6 x 1 bed flats and 1 x 2 bed flat)



STORM PORCH

Storm porch with original stained glass window. with wooden front door leading it

ENTRANCE HALL

Minton tiled flooring, radiator, fuse board, access to cellar, stairs to first floor:



EXTENDED COMMUNAL LOUNGE

36'11" x 18'2" (11.27 x 5.54)

Laminate flooring, coving, feature fire, dado and picture rail, door to rear garden, window to rear aspect:



SPACIOUS EXTENDED LIVING

Super space for communal living:



FITTED KITCHEN
13'2" x 12'10" (4.02 x 3.93)

Fitted wooden kitchen with a variety of units with worktops. Fitted sink / drainer, 'range' style oven with gas ring, tiled flooring and splash backs, extractor fan, space for washing machine and tumble dryer. larder, double glazed window to side aspect. Door to rear garden:



BREAKFAST ROOM
13 x 12 (3.96m x 3.66m)

Comprising open fireplace, laminate wood flooring, radiator & window to side elevation



UTILITY ROOM
6'3" x 7'1" (1.91 x 2.17)

Fitted with wooden units, inset sink/drainage and door to rear garden:



PREPARATION AREA
23'4" x 12'10" (7.13 x 3.93)

Laminated flooring, wall mounted baxi boiler, fire alarm panel, two radiators., two windows to side aspect:



RECEPTION ROOM / BEDROOM ONE
14'6" x 14'10" (4.43 x 4.54)

Laminate flooring, picture rail, coving, wooden fire surround and electric fire, wash hand basin, three windows to front aspect:



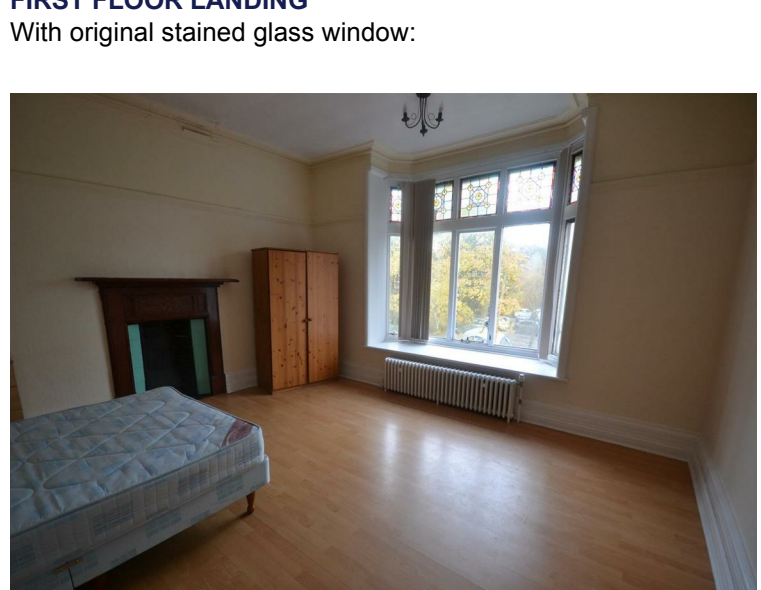
GROUND FLOOR BATHROOM
9'2" x 7'0" (2.80 x 2.14)

Fully tiled bathroom suite with wash hand basin, low level w/c and bath with electric shower over. Window to rear aspect:



RECEPTION ROOM / BEDROOM TWO
20'10" (into bay) x 14'11" (6.36 (into bay) x 4.56)

Laminate flooring, feature fire and surround, coving, picture rail and bay window to front aspect:



BEDROOM THREE
16'7" (into bay) x 14'11" (5.08 (into bay) x 4.56)

Laminate flooring, feature fire, radiator, picture and window to front elevation:



BEDROOM FOUR

18'4" x 15'1" (5.61 x 4.61)

Laminate flooring, picture rail, wash hand basin, radiator and window to front elevation:



BEDROOM SIX

13'7" x 9'0" (4.16 x 2.76)

Laminate flooring, radiator and windows to side aspect:



BEDROOM FIVE

12'9" x 14'8" (3.90 x 4.48)

Radiator and window to front and side elevation:



BATHROOM

13'3" x 9'0" (4.05 x 2.76)

Fitted bathroom with w/c, wash hand basin and free standing bath. Double glazed window to side and rear elevation:



W/C
6'6" x 3'4" (1.99 x 1.03)
Low level w/c and wash hand basin:



BEDROOM EIGHT
14'10" x 11'8" (4.54 x 3.56)
Laminate flooring, radiator and window to rear elevation:



BEDROOM SEVEN
11'6" x 17'2" (3.53 x 5.25)
Laminate flooring, radiator and double glazed bay window to side elevation:

SECOND FLOOR LANDING
Window to rear aspect:



BEDROOM NINE
12'8" x 15'0" (3.88 x 4.59)
Electric storage heater and window to front elevation:



BEDROOM TEN

22'5" x 15'0" (6.85 x 4.58)

Laminate flooring, electric storage heater and fire escape:



BATHROOM

9'11" x 7'8" (3.03 x 2.36)

Fitted bathroom with tiled flooring and splash backs, low level w/c, wash hand basin and bath with electric shower over:



KITCHEN

7'11" x 8'1" (2.42 x 2.47)

Fitted kitchen with wooden units, sink/drainer and electric oven:



GARAGE

The property has use of a gated driveway leading to a good sized garage area which provides useful storage:



GARDEN

The property has use of a low maintenance rear garden:



PROPOSED PLANS

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.W

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.

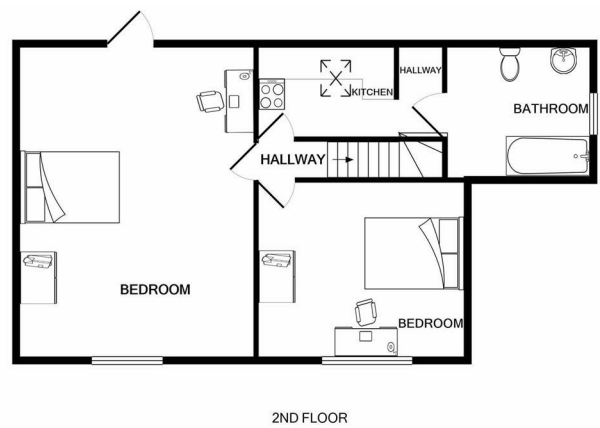
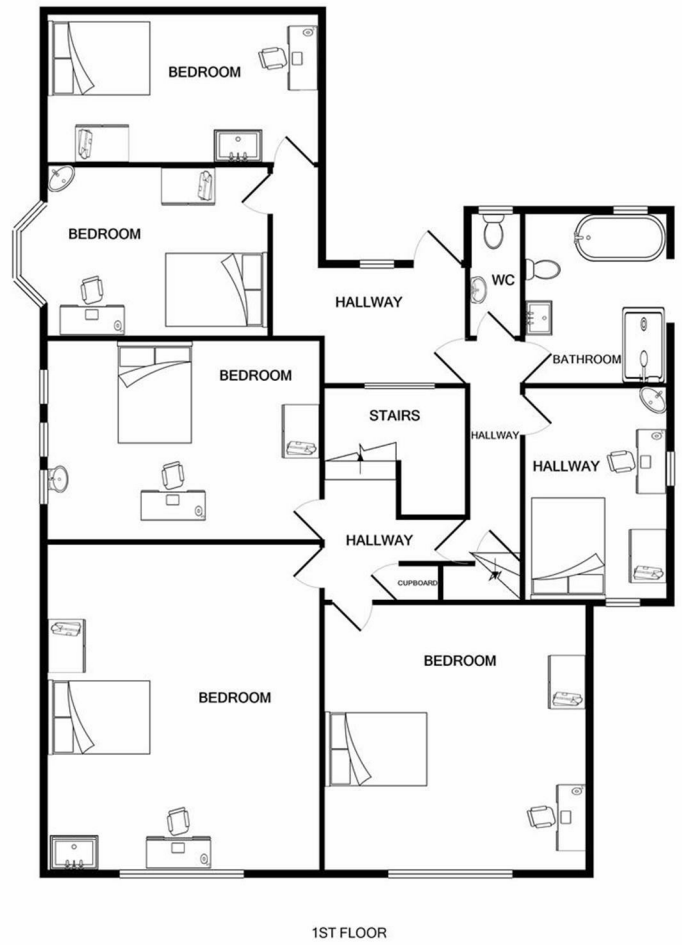
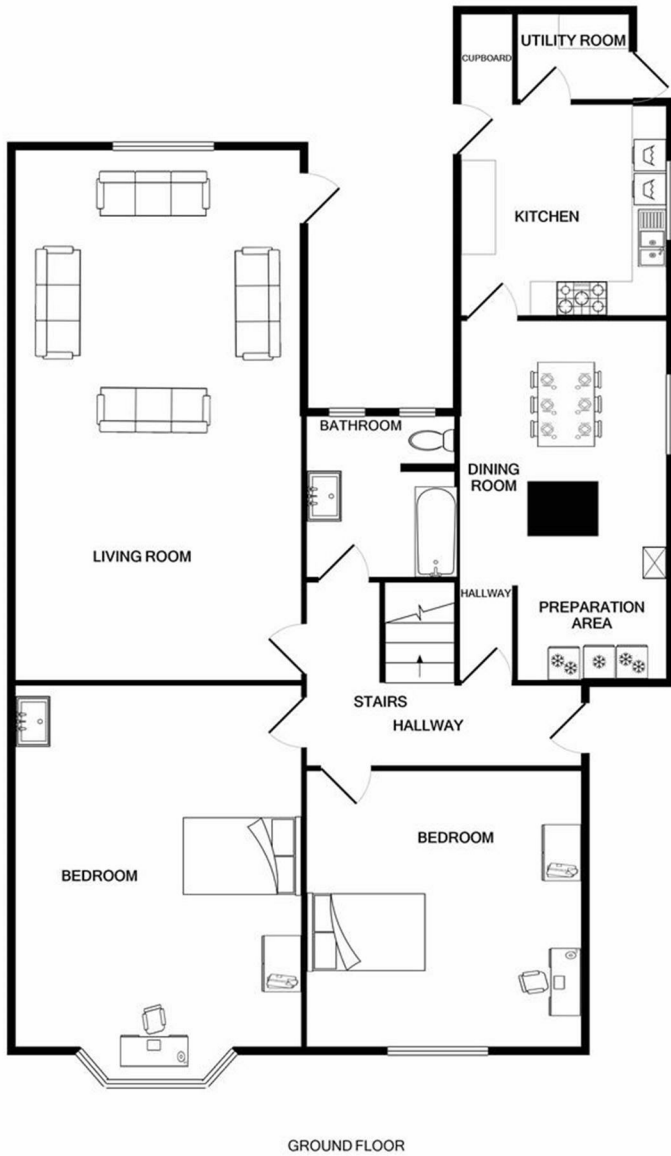
VIEWING TIMES

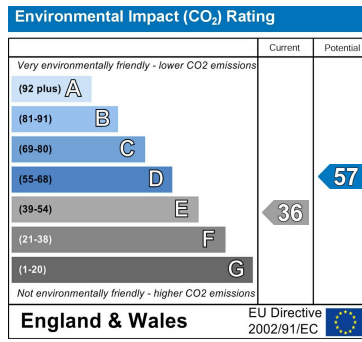
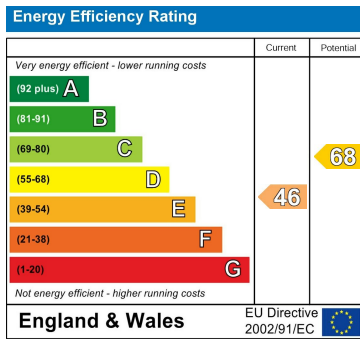
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm





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

