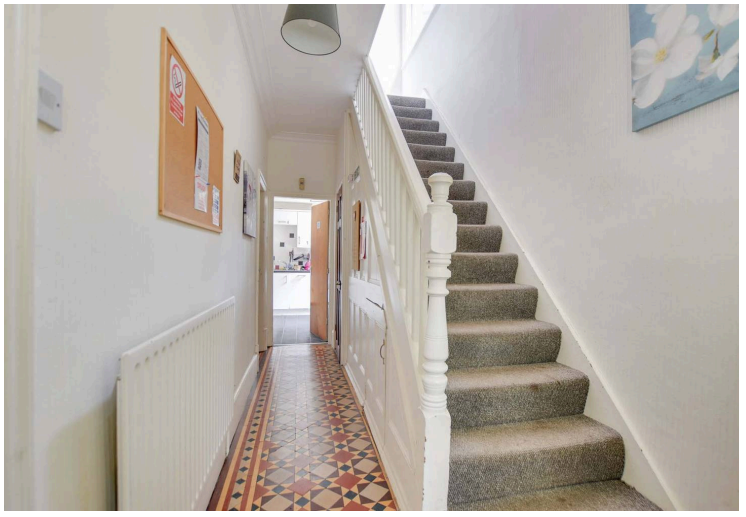






Welford Road, Clarendon Park

£290,000 Freehold

Period bay-fronted five-bedroom HMO in Clarendon Park, sold with tenants in situ. An established investment property in a sought-after rental location. Investors only.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

KB Knightsbridge Estate Agents
0116 274 5544







Entrance Porch

Internal door leading to the entrance hall.

Entrance Hall

Tiled flooring, stairs to the first floor, under-stairs storage cupboard, radiator.

Ground Floor WC

5' 3" x 2' 7" (1.60m x 0.80m)

Double-glazed window to side elevation, low-level WC, and wash hand basin.

Bedroom One

12' 10" x 11' 10" (3.90m x 3.60m)

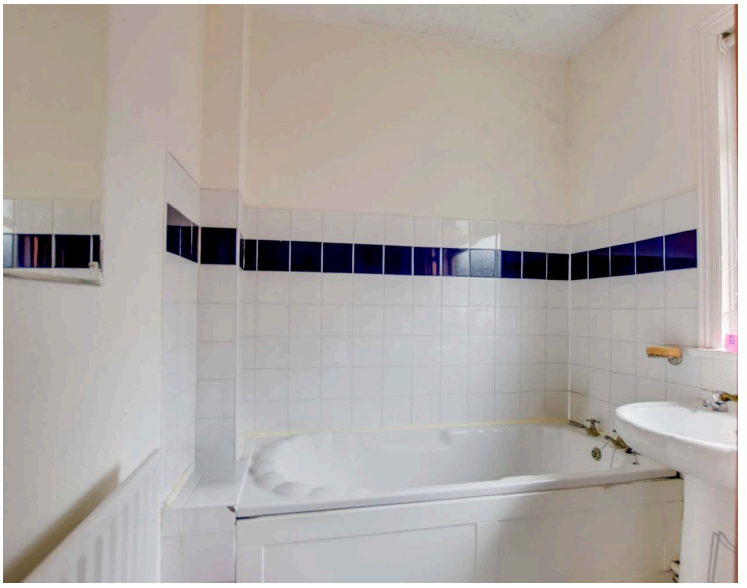
Double-glazed bay window to front elevation, picture rail, coving to ceiling, fireplace, radiator.

Bedroom Two

13' 9" x 11' 10" (4.19m x 3.60m)

Double-glazed bay window to side elevation, coving to ceiling, picture rail, fireplace, radiator.





Kitchen

11' 2" x 9' 6" (3.40m x 2.90m)

Double-glazed window to side elevation, stainless steel sink and drainer unit, range of wooden base units with work surfaces over, built-in oven with gas hob and chimney hood over, wall-mounted boiler, radiator.

Utility Room

9' 6" x 6' 3" (2.90m x 1.90m)

Double-glazed window to side elevation, door to rear elevation, plumbing for washing machine, radiator.

First Floor Landing

Double-glazed window to the side elevation and a cupboard.

Bedroom Three

13' 9" x 10' 6" (4.20m x 3.20m)

Double-glazed bow window to the side elevation and a radiator.

Bedroom Four

11' 6" x 9' 6" (3.50m x 2.90m)

Double-glazed window to the side elevation and a radiator.

Bedroom Five

11' 1" x 11' 10" (3.39m x 3.60m)

Double-glazed window to the front elevation and a radiator.

Bathroom

9' 6" x 6' 7" (2.90m x 2.00m)

Double-glazed window to side elevation, bath, separate shower cubicle (tiled), low-level WC and a pedestal basin.

Shower Room

5' 11" x 5' 11" (1.80m x 1.80m)

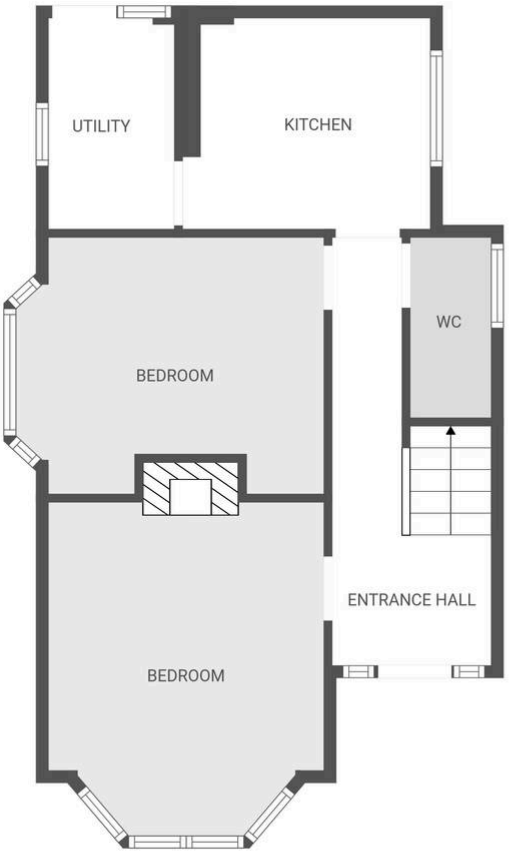
Double-glazed window to the front elevation, tiled shower cubicle, pedestal basin, low-level WC, extractor fan, loft access and a radiator.

Front Garden

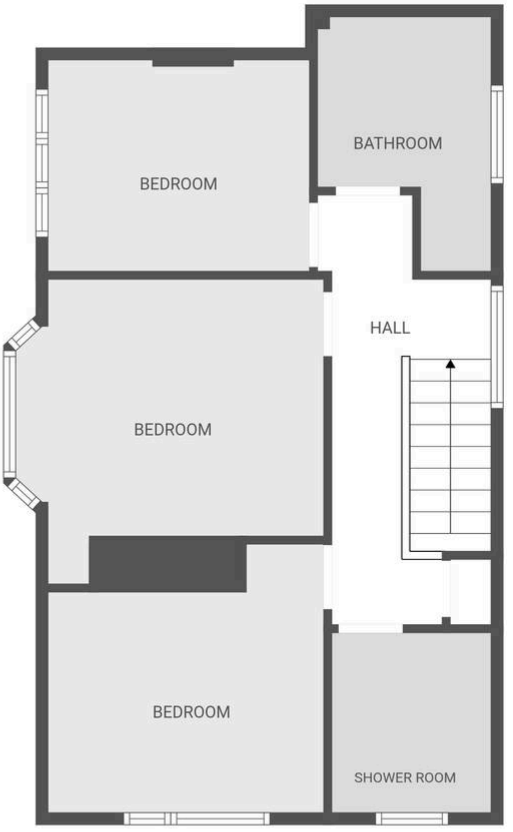
Mainly gravelled front garden.

Rear Garden

Three outside stores and a gravelled rear courtyard-style garden.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

We'll keep you moving...

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