



30 Stretton Road, Leicester LE36BN

MOORE
& YORK



Property at a glance:

- Ideal Investment Opportunity
- Three Storey Accommodation
- Presently Seven Bedrooms
- Easy Access City Centre, Train station and DMU
- Currently Generates £23,000 per annum
- Bathroom & Shower Room
- HMO License For Seven Units

Guide Price £325,000 Freehold



EXCELLENT INVESTMENT OPPORTUNITY. Three story Bay window terraced villa style property ideally situated within walking distance of all local amenities, the Leicester city centre, main railway line and DeMontfort University. The property is presented and designed to maximise rental potential and has a HMO licence for 7 units with Leicester City council until September 2027. The centrally heated accommodation briefly comprises to the ground floor two double bedrooms, communal kitchen/living area, cloakroom and shower room, to the first floor three bedrooms and bathroom and to the second floor two further bedrooms. to the rear of the property is a easily maintainable garden. The property currently generates £23000 per annum and we highly recommend a early viewing.

DETAILED ACCOMMODATION

Hardwood door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, radiator.

BEDROOM

14' 4" x 12' 2" (4.37m x 3.71m) Radiator, bay window to front aspect, display fire surround, alcove cupboards and shelving.

BEDROOM

13' 0" x 10' 1" (3.96m x 3.07m) UPVC sealed double glazed window, radiator.



KITCHEN/LIVING ROOM

21' 4" x 9' 11" (6.50m x 3.02m) Fitted in a range of units comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, two built in cooker and four piece hobs with extractor fans over, fridge/freezers spaces, UPVC sealed double glazed window, plumbing for washing machine, door to rear garden.

CLOAKROOM

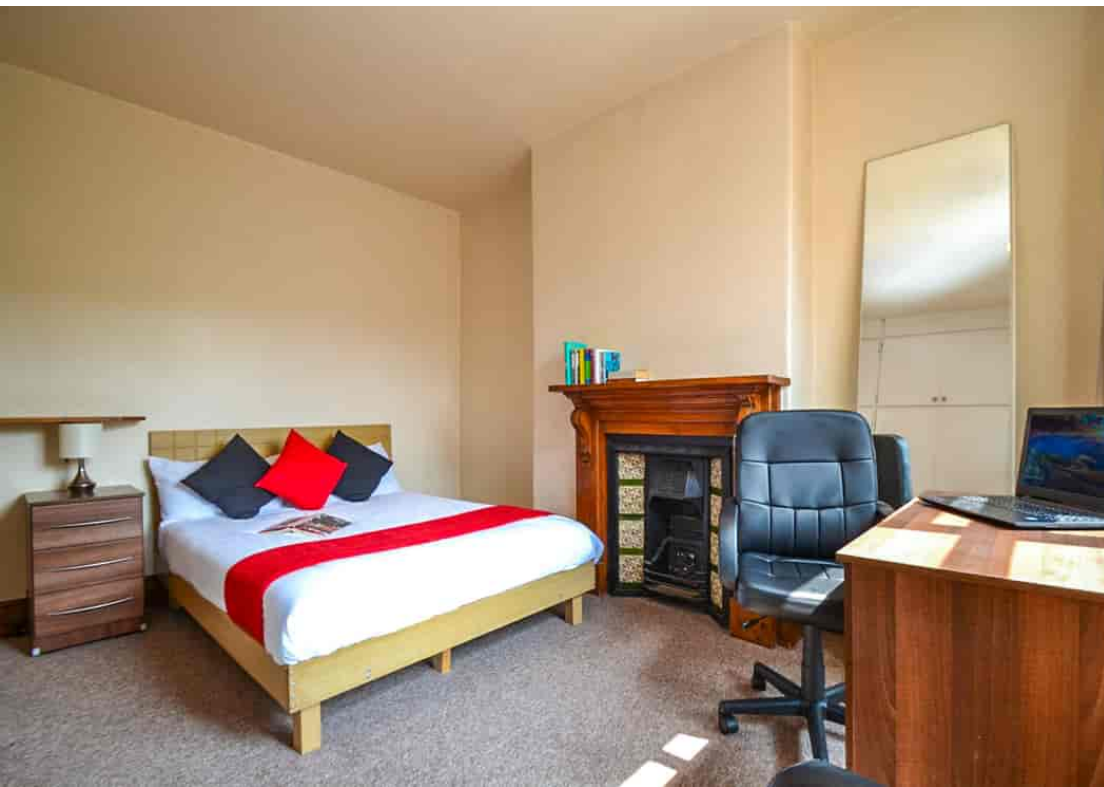
Wash hand basin and low level WC.

SHOWER ROOM

Fully tiled shower area with drain away.

FIRST FLOOR LANDING

Stairs to second floor accommodation, radiator



BEDROOM

17' 3" x 14' 3" (5.26m x 4.34m) Bay window to front aspect, alcove fitted wardrobe, original tiled, cast iron and hardwood fire surround, radiator.

BEDROOM

13' 2" x 11' 4" (4.01m x 3.45m) UPVC sealed double glazed window, original tiled, cast iron and hardwood fire surround, radiator.

BEDROOM

13' 9" x 7' 0" (4.19m x 2.13m) Fitted wardrobe, radiator, UPVC sealed double glazed window.

BATHROOM

9' 11" x 5' 10" (3.02m x 1.78m) Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

SECOND FLOOR LANDING

BEDROOM

17' 3" x 8' 8" (5.26m x 2.64m) Radiator, Velux window, fitted wardrobe.

BEDROOM

14' 3" x 10' 6" (4.34m x 3.20m) Radiator, square bay window.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are partially double-glazed.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

COUNCIL TAX BAND

Leicester B

TENURE

Freehold

EPC RATING

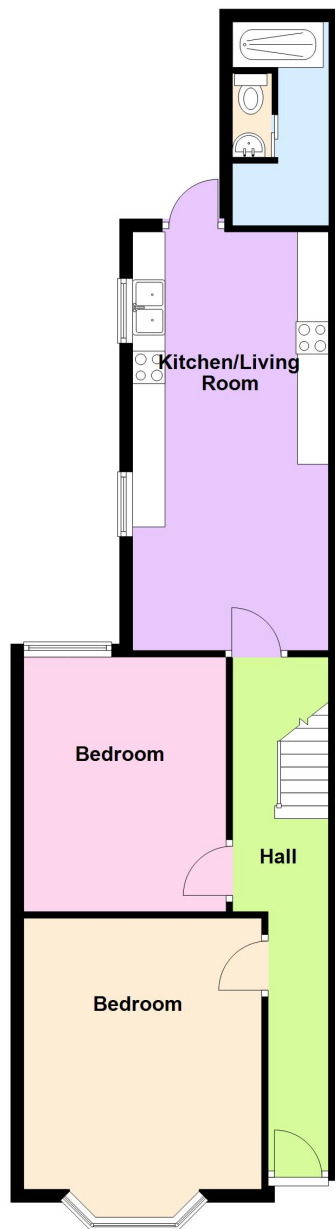
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IMPORTANT INFORMATION

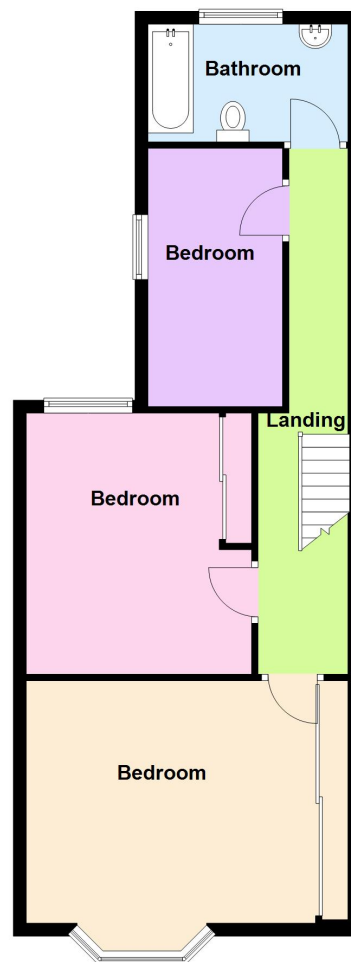
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.



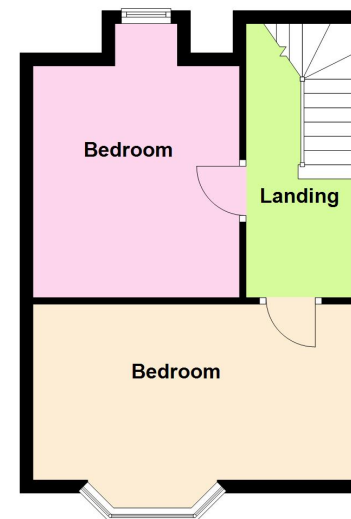
Ground Floor



First Floor



Second Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

