

**FOR SALE**  
**Vernon Street**  
**Leicester**  
**LE3 5JQ**



**ASKING PRICE: £225,000**

- A Large, Three Storey, Corner Property With Cellar
- Located Off Tudor Road & Near To Narborough Road
- Spacious Living Accommodation Over 3 Floors
- ERV: £16,200 PAX, 7.2% Yield
- Lounge, Dining Room, Kitchen, Four Bedrooms & Bathroom
- Cellar With Ample Storage
- Rear Enclosed Yard
- Ideal For Families, Investors or HMO Potential (Subject To Approval)
- Offered With No Chain



## Location

This property is located on the corner of Vernon Street, which is off Tudor Road in a highly sought after and convenient area. The property benefits from being within walking distance of local schooling, Tesco, Lidl, healthcare facilities and near to Narborough Road which benefits from an array of everyday convenience stores, restaurants, shops, places of worship and more.

## Description

A large, three storey, corner property which offers generous living accommodation, set in a convenient location. The ground floor comprises; a lounge, dining room and fitted kitchen with access to the rear. The upper floors comprise; four bedrooms and a family bathroom. Below, the property benefits from a cellar, which is ideal for storage. Externally, the property features a small enclosed courtyard to the rear. The estimated rental value is £16,200 pax (£1,350 pcm) which reflects a 7.2% yield.

This property is ideal for families or investors.

## Accommodation

*All measurements are approximate:*

**Cellar - 12' 8" x 10' 9" (3.86m x 3.27m)**

## Ground Floor

**Lounge - 13' 0" x 11' 6" (3.96m x 3.50m)**

Double glazed window to front and side, radiator, power points, pendant light fitting.

**Dining Room - 14' 6" x 11' 6" (4.42m x 3.50m)**

Double glazed window to rear, radiator, power points, pendant light fitting, open to:

**Kitchen - 13' 0" x 7' 1" (3.96m x 2.16m)**

Double glazed windows to side, door to rear yard, wall mounted units, base units and drawers, stainless steel sink with mixer tap. electric oven, four burner gas hob, plumbing for washing machine, boiler, radiator, power points, pendant light fitting.

## First Floor

**Bedroom One - 13' 9" x 11' 6" (4.19m x 3.50m)**

Double glazed window to front, radiator, power points, pendant light fitting.

**Bedroom Two - 9' 8" x 8' 8" (2.94m x 2.64m)**

Double glazed window to rear, radiator, power points, pendant light fitting.

**Bathroom - 13' 0" x 7' 1" (3.96m x 2.16m)**

Double glazed window to side, panelled bath, corner shower cubicle, low level WC, pedestal wash hand basin, tile splashback surrounds, wall mounted mirror, towel rails, pendant light fitting.

## Second Floor

**Bedroom Three - 12' 8" x 11' 2" (3.86m x 3.40m)**

Double glazed window to front, built in cupboard, radiator, power points, pendant light fitting.

**Bedroom Four - 11' 7" x 11' 2" (3.53m x 3.40m)**

Double glazed window to rear, radiator, power points, pendant light fitting.

## Outside

Rear enclosed yard.

## Tenure

Freehold.

## EPC

Band E.

## Council Tax

The property falls within Band A.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Local Authority

Leicester City Council.

## Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

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