

**Hartopp Road**

**Clarendon Park, Leicester, LE2 1WG**

**Asking Price: £260,000**



**Oliver Rayns**  
ESTATE AGENTS







- Sold With Reliable Tenants In Situ
- Rental Yield Of Approx. 6%
- Three Student Let Across Three Bedrooms
- Modern Kitchen With Ample Worktop Space
- Spacious Living Room For Communal Use
- Stylish Bathroom With Full Size Bath
- Low Maintenance Private Rear Garden
- Well Presented And Neutrally Decorated Throughout
- Located Close To University And Amenities
- Excellent Transport Links And Rental Demand

This attractive two bedroom property is already let to three students, generating consistent monthly income with tenants in place. With a strong yield of approximately 6.0% and minimal void risk, this is a turnkey investment ideal for those looking to grow or begin their portfolio in a reliable and proven student market.



A well presented two bedroom terraced property offered for sale with tenants in situ, currently let to three students producing Approx. £1,274.00 per calendar month. The ground floor features a double bedroom to the front, a separate living room with, a fitted kitchen with ample storage and worktop space, and a bright dining area with direct access to the rear garden. The kitchen includes integrated appliances and leads into a tiled dining space overlooking the garden, which is paved for ease of maintenance and ideal for outdoor use.

Upstairs are two further bedrooms and a well-appointed bathroom fitted with a white suite including a bath with shower over, wash basin, WC, and contemporary finishes. The interior is neutrally decorated throughout with retained period features, modern flooring, and large windows providing good natural light. The property benefits from gas central heating and double glazing and is in good order throughout, appealing to tenants and investors alike.

Generating an annual income of Approx.£15,288.00, the property offers a gross rental yield of approximately 6.0%.

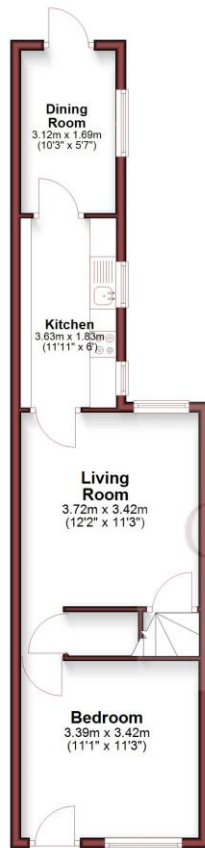
Located within easy reach of university campuses, local amenities, and public transport links, this is a strong investment opportunity with immediate rental income and proven tenant demand.

Offered with no upward chain.





**Ground Floor**  
Approx. 40.2 sq. metres (432.2 sq. feet)

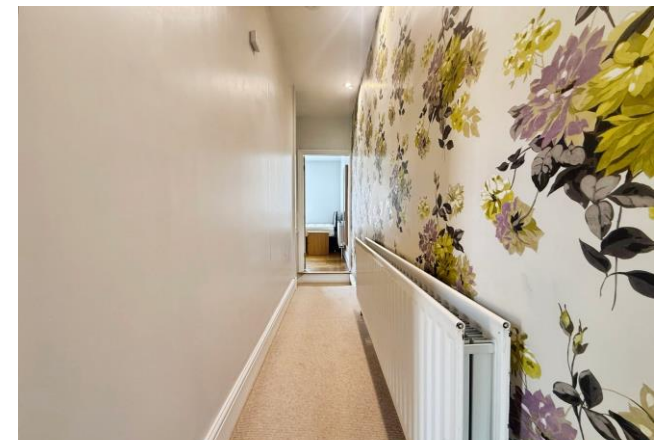


**First Floor**  
Approx. 38.5 sq. metres (414.7 sq. feet)



Total area: approx. 78.7 sq. metres (846.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.  
Plan produced using PlanUp.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Oliver Rayns

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