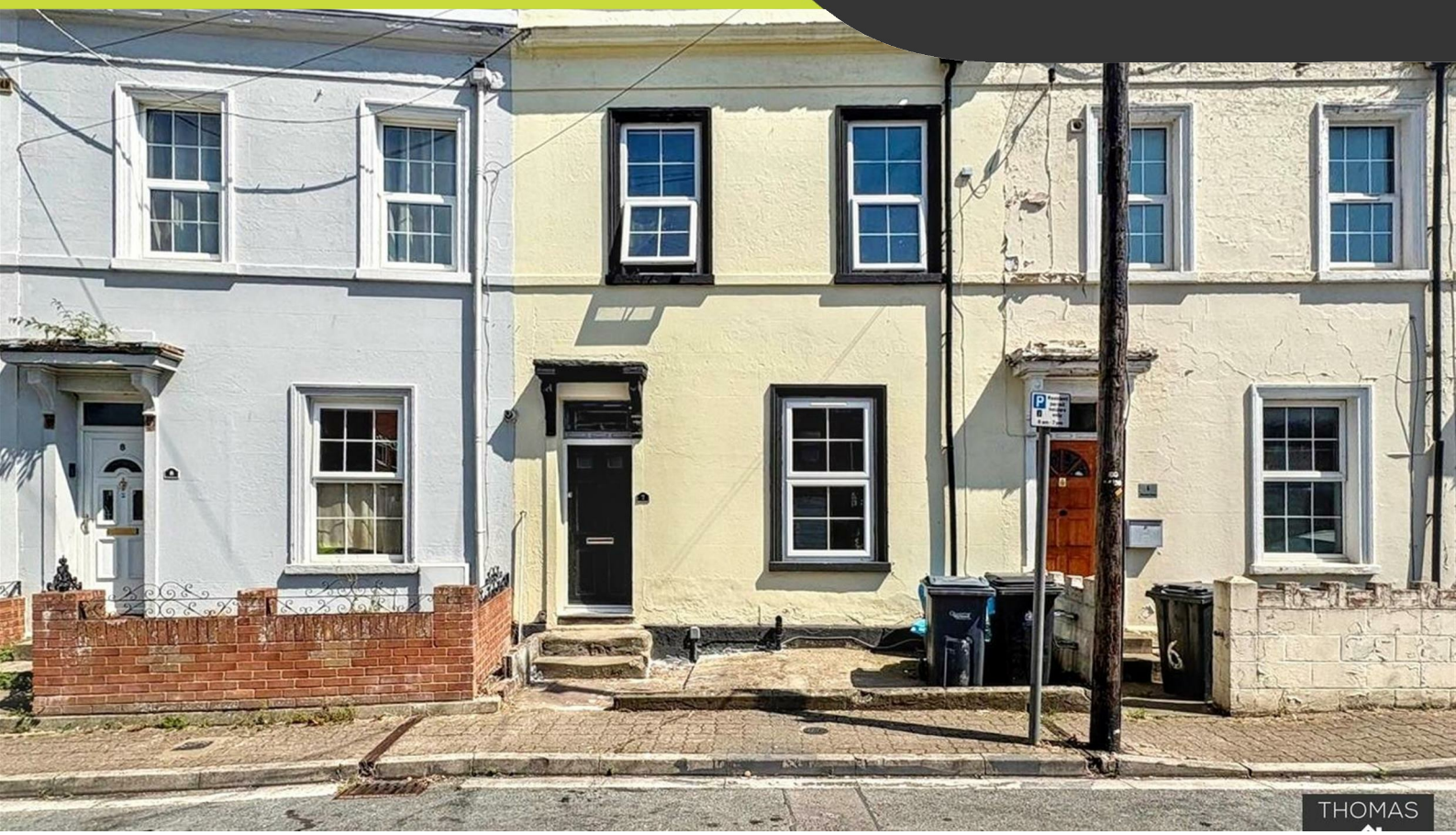
Tel: 01452 348208
info@thomasproperty.co.uk

THOMAS & THOMAS property









7 Worcester Parade, GL1 3AR

Asking Price £325,000

Currently operating as a successful six-bedroom House in Multiple Occupation (HMO), the property provides an attractive opportunity for investors seeking a ready-made income-producing asset. Equally, thanks to its well-proportioned accommodation and wealth of original period features, the property offers excellent scope to be sympathetically converted back into a magnificent family home.

The property features generously sized rooms, complemented by well-appointed communal living spaces and a fitted kitchen, all retaining much of the charm and character expected from a period home. High ceilings, large windows and original architectural details create a bright and welcoming environment throughout.

To the rear, a private, courtyard garden provides an attractive outdoor space for residents to enjoy, offering a rare and peaceful retreat within the city centre.

Arranged over multiple floors, the accommodation includes six spacious bedrooms, generous communal living areas, a well-appointed kitchen, and multiple bath/shower facilities, providing flexible living arrangements to suit a range of buyers.

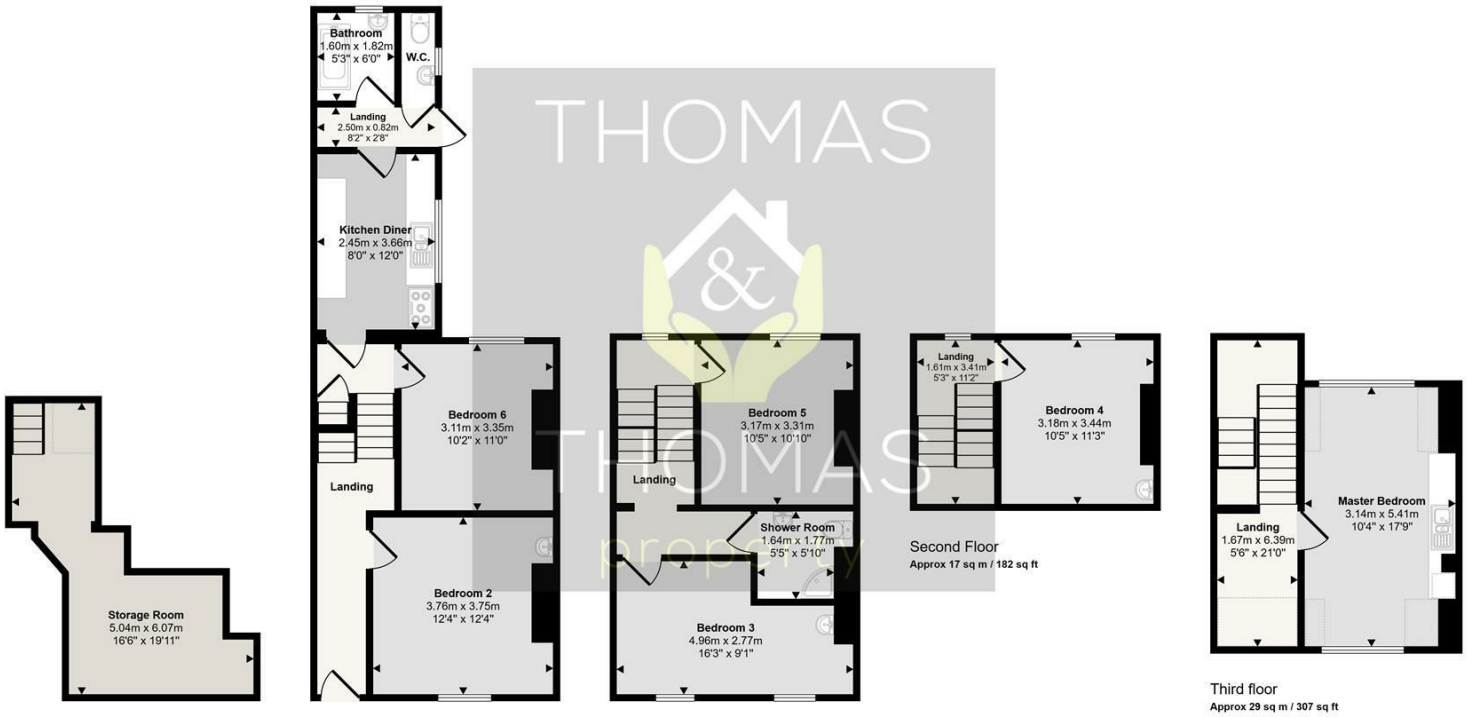
Ideally positioned within walking distance of the city's university, hospital, business district, transport links, shops, restaurants and local amenities, the property continues to benefit from strong rental demand, making it an attractive for buyers.

A rare opportunity to purchase a substantial period HMO with excellent income potential, outdoor space, and scope for future development in one of the city's most sought-after central locations. Early viewing is highly recommended.

- Period property
- City centre
- 6 Bedroom HMO
- Double bedrooms
- On street permit parking
- Potential basement development

rightmove PrimeLocation.com DPS Zoopla
naea propertymark PROTECTED arla propertymark PROTECTED

Approx Gross Internal Area
149 sq m / 1607 sq ft



Basement
Approx 14 sq m / 156 sq ft

Ground Floor
Approx 53 sq m / 573 sq ft

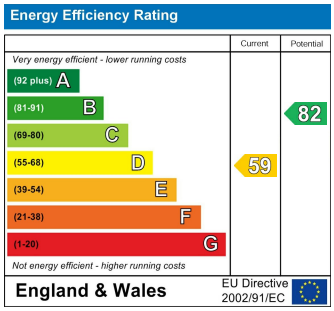
First Floor
Approx 36 sq m / 388 sq ft

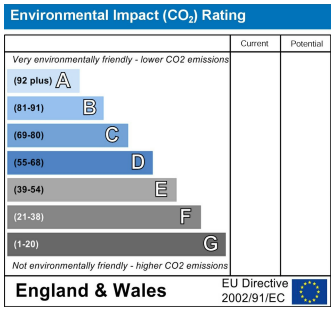
Second Floor
Approx 17 sq m / 182 sq ft

Third floor
Approx 29 sq m / 307 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.