



 3

Bedrooms

 1

Bathroom



Kings are pleased to present this three-bedroom terraced house found on Clevedon Crescent in the Northfields area of Leicester. This property is conveniently located down a cul-de-sac quiet road in a prime location within close proximity to local amenities including shops, pharmacies, supermarkets, places of worship and major transport links including Gypsy Lane, Victoria Road East and Uppingham Road. The property benefits from three bedrooms, two of which being double bedrooms and one single, a downstairs inclusive of a front living room and rear bathroom and kitchen. This property is available with no chain and via appointment only. Call Kings now. 0116 352 7012!!!!

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As you enter the property you initially make your way through a small entrance hallway giving access to the stairs and the living room. The living room is found at the front of the property consisting of carpeted flooring, a large, bay window, wall mounted radiator and it gives access to the kitchen/bathroom areas towards the rear. The kitchen comes with hardwood flooring, fitted worktops and storage cupboards, a free-standing oven/hob, access to a rear storage cupboard and under stair storage and sliding door access into the garden. The bathroom can be found towards the rear of the property consisting of tiling throughout, a bath/shower, sink, toilet and rear facing window.

As you ascend the stairway onto the first floor landing you gain access to all three bedrooms inclusive of two doubles and one single. Bedroom one can be found at the front of the property benefiting from a large front facing window, carpeted flooring, a wall mounted radiator and access into an integrated storage cupboard/wardrobe. Bedroom two can be found at the rear of the property benefiting from carpeted flooring, a rear facing window, wall mounted radiator and a fitted wardrobe. The single bedroom which is bedroom three can be found at the rear of the property which consists of carpeted flooring, a rear facing window and wall mounted radiator.

Property info

Ground Floor

Living Room: 3.95m x 3.42m – located at the front of the property consisting of carpeted flooring, a large, front bay window, wall mounted radiator and access to the kitchen/bathroom

Bathroom: 2.34m x 1.50m – located towards the rear of the property accessed via the kitchen, consisting of tiling throughout, a bath/shower, sink, toilet and rear facing window

Kitchen: 4.60m x 2.71m – located at the rear of the property consisting of hardwood flooring, fitted worktops and storage cupboards, a free-standing oven/hob, access via a sliding door to the garden and access to a storage cupboard and under stair storage

First Floor

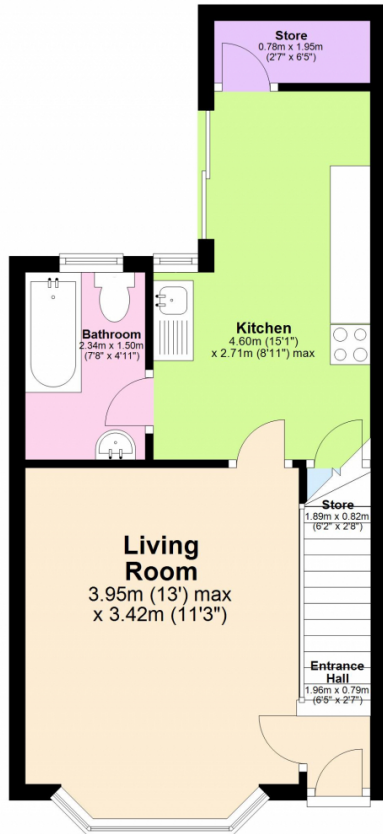
Bedroom One: 3.41m x 4.02m – double bedroom located at the front of the property consisting of carpeted flooring, a wall mounted radiator, front facing window and access to an integrated storage cupboard/wardrobe

Bedroom Two: 2.95m x 2.85m – double bedroom located at the front of the property consisting of carpeted flooring, a wall mounted radiator, rear facing window and a fitted wardrobe

Bedroom Three: 2.04m x 2.02m – single bedroom located at the rear of the property consisting of carpeted flooring, a wall mounted radiator and rear facing window

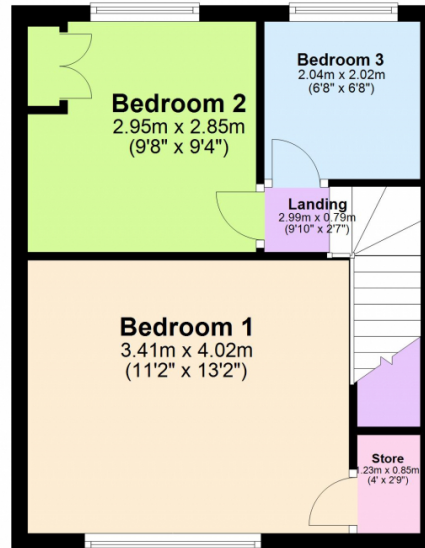
Ground Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.3 sq. feet)



Total area: approx. 66.0 sq. metres (710.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

