



Putting great property on the map

**180 Clarendon Park Road
Clarendon Park
Leicester
LE2 3AF**

£210,000



This well presented Victorian house is particularly well located, just a few minutes walk from Queens Road with its vibrant shopping and leisure facilities. The house is fully double-glazed and has a modern combination boiler, installed earlier this year.

There are two well proportioned reception rooms, a kitchen, rear lobby and the added benefit of a downstairs WC. Upstairs you'll find two double bedrooms, a small study/nursery and a bathroom. The loft is large and offers potential for conversion subject to the usual consents. The rear of the house faces south onto a good-sized garden. There is a patio area, trees and shrubs, shed and a larger workshop/summerhouse, both with power and light.

Offered for sale with no onward chain, this attractive house is sure to sell quickly.

Lounge 4.28m x 3.48m (14'1" x 11'5")

A light and airy room with a bay window and door to the front, attractive open fire with tiled inlay and hearth, meter cupboard.

Mid lobby

With a useful under stairs storage cupboard.

Dining room 3.81m x 3.48m (12'6" x 11'5")

Another well proportioned room with a window to the rear, cast iron fire place with surround, door giving access to stairs to first floor.

Kitchen 3.05m x 1.83m (10'0" x 6'0")

Base and wall mounted units, work surfaces, cooker with extractor over, sink and drainer, wall mounted Ideal combination boiler installed earlier this year, space for under

counter fridge, window to the side.

Rear lobby 2.0m x 1.49m (6'7" x 4'11")

With a window and door to the side, plumbing for washing machine, space for fridge freezer.

Downstairs WC 1.47m x 0.82m (4'10" x 2'8")

Low level WC, wash hand basin, electric panel radiator, window to the side.

Landing

Access to loft via retractable ladder. The loft space is large and mostly boarded for storage. Offers potential for conversion subject to the usual consents.

Bedroom one 4.35m x 3.66m (14'3" x 12'0")

A large bedroom with two windows to the front, cast iron fireplace.

Bedroom two 3.45m x 3.80m (11'4" x 9'10")

Another double bedroom with fitted wardrobes, built in cupboard over stairs, cast iron fireplace, window to the rear.

Study/Nursery 2.7m x 1.20m (8'10" x 3'11")

Cleverly created by dividing up the previously much larger bathroom. There's a window to the rear.

Bathroom 1.79m x 1.74m (5'10" x 5'9")

Panelled bath with shower over, low level WC, wash hand basin, tiling to walls, window to side.

Outside

There's a small fore garden and a gate to the side gives access to the rear garden. The access is owned by this property with the

neighbouring house having right of way to access their garden. To the rear of the house there is a larger than average garden with patio areas, small shed and a larger workshop/summer house, both of which have power and light.

Agents notes

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification.

Tenure

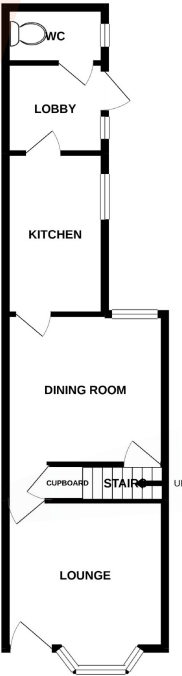
The property is being sold freehold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Anti money laundering

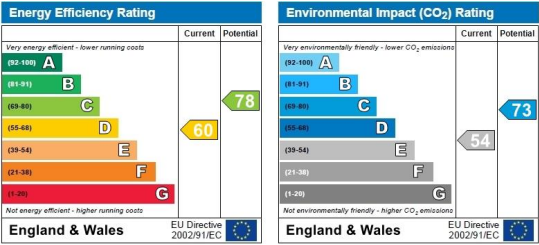
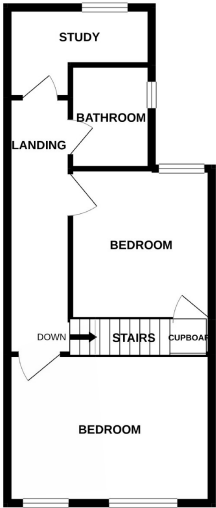
Under the Protecting Against Money

Laundrying and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

GROUND FLOOR
442 sq ft (41.1 sq m) approx.



1ST FLOOR
476 sq ft (44.2 sq m) approx.



TOTAL FLOOR AREA: 918 sq ft (85.3 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the figures concerned here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This data is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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