



## Leopold Road, Clarendon Park

Offers in Excess of £230,000

A great opportunity to purchase this well-maintained period terrace home. It provides two reception rooms (one currently used as a bedroom), a kitchen, a ground-floor shower room and three first-floor bedrooms.

Council Tax band: B

Tenure: Freehold



0116 274 5544





### **Reception Room One**

13' 3" x 11' 6" (4.04m x 3.51m)

With window to the front elevation, chimney breast, meter cupboard, radiator.

### **Reception Room Two**

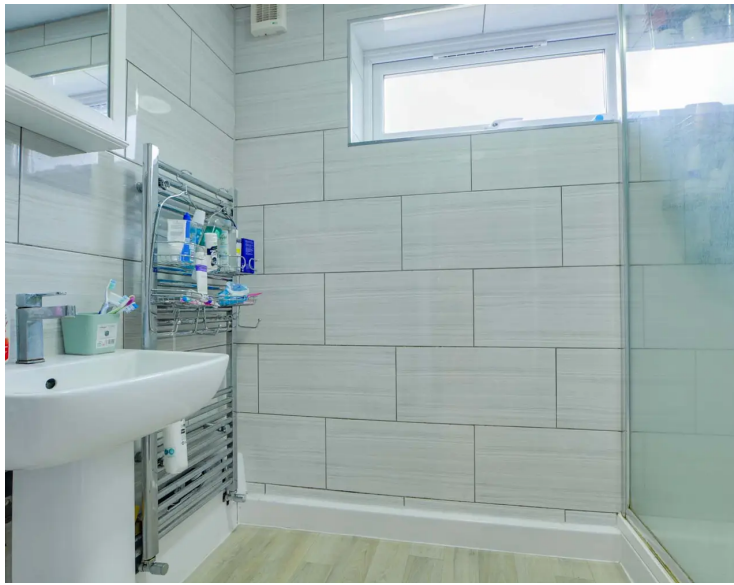
13' 0" x 11' 8" (3.96m x 3.56m)

With window to the rear elevation, wood effect floor, chimney breast, under stairs storage cupboard, stairs to first floor, radiator.

### **Kitchen**

9' 0" x 6' 2" (2.74m x 1.88m)

With window to the side elevation, ceramic tiled floor, part tiled walls, a range of wall and base units with work surfaces over, stainless steel sink, drainer and mixer tap, inset for ring electric hob and oven with extractor hood over, plumbing for washing machine, space for fridge freezer.



### **Rear Lobby**

With door to the side elevation.

### **Ground Floor Shower Room**

7' 5" x 5' 5" (2.26m x 1.65m)

With window to the rear elevation, wood effect floor, shower cubicle, low-level WC, wash hand basin, tiled walls, ladder style towel rail/radiator.

### **First Floor Landing**

With access to the following rooms:

#### **Bedroom One**

13' 2" x 13' 0" (4.01m x 3.96m)

With window to the front elevation, chimney breast, radiator.

#### **Bedroom Two**

13' 0" x 10' 0" (3.96m x 3.05m)

With window to the rear elevation, built-in over stairs storage cupboard, chimney breast, radiator.

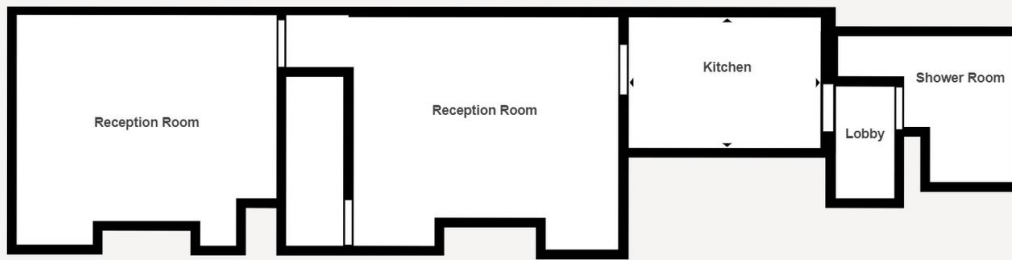
#### **Bedroom Three**

9' 0" x 7' 10" (2.74m x 2.39m)

With window to the rear elevation, radiator.

### **Rear Garden**

With lawn area, shrubs, fencing to perimeter.



**Matterport Property Report:**

**Leopold Road**

Indoor Scanned Area - Full Property 855 sq. ft. | Floor 1 445 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
**Matterport**



**Matterport Property Report:**

**Leopold Road**

Indoor Scanned Area - Full Property 855 sq. ft. | Floor 2 410 sq. ft.

Sizes and dimensions are approximate, actual may vary

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