

Avenue Road Extension, Clarendon Park

£200,000

**** CASH BUYERS ONLY **** Located at the top end of Avenue Road Extension just off Queens Road, this LARGER THAN AVERAGE terrace is well-placed for nearby shops and bus links.

Council Tax band: B

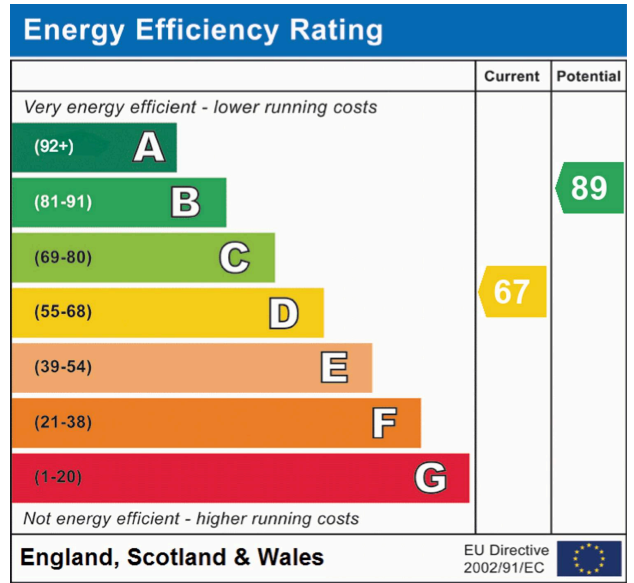
Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Through Lounge Dining Room

26' 0" x 11' 0" (7.92m x 3.35m)

With a double-glazed window to the front and rear elevation, stairs to the first-floor landing and two radiators.

Kitchen

10' 4" x 5' 9" (3.15m x 1.75m)

With a double-glazed window to the side elevation, door to side elevation, a sink and drainer unit with a range of base units with work surfaces over, gas cooker point, plumbing for a washing machine and a radiator.

First Floor Landing

Bedroom One

11' 3" x 10' 8" (3.43m x 3.25m)

(narrowing to 7'7") With a double-glazed window to the front elevation and a radiator.

Bedroom Two

14' 5" x 7' 6" (4.39m x 2.29m)

With a double-glazed window to the rear elevation and a radiator.

Bedroom Three

11' 2" x 7' 6" (3.40m x 2.29m)

With a double-glazed window to the front elevation and a radiator.

Bedroom Four

11' 4" x 7' 9" (3.45m x 2.36m)

With a double-glazed window to the rear elevation and a radiator.

Bathroom

10' 0" x 5' 7" (3.05m x 1.70m)

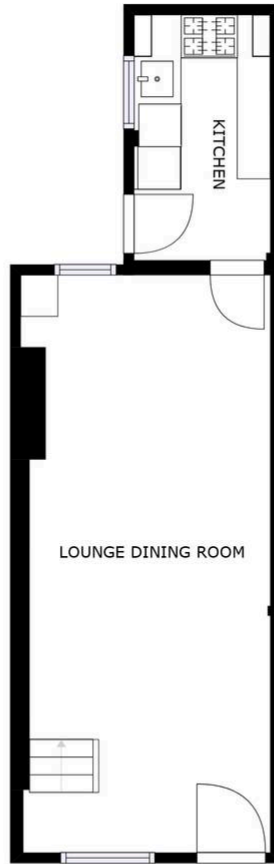
With a double-glazed window to the rear elevation, bath, wash hand basin, WC and a heated towel rail.

Rear Garden

A small paved courtyard-style rear garden.

Parking

This property is situated within Leicester City Council's Permit K parking zone. Parking permits are subject to council regulations, which may change over time. Prospective buyers or tenants should verify eligibility, availability, and any associated costs directly with Leicester City Council before making any decisions regarding the property.



FLOOR 1

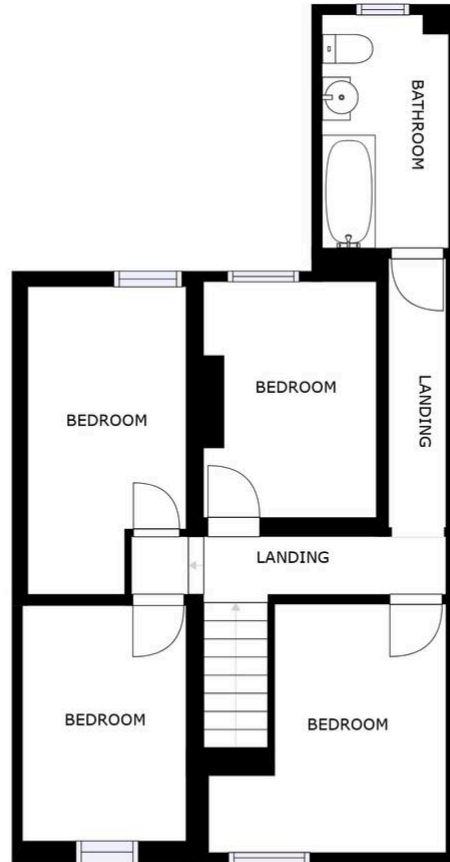
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We'll keep you moving...



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FLOOR 2

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