

## St. Leonards Road, Clarendon Park

£250,000

AUCTION - Being sold via 'Secure Sale' Immediate 'Exchange of Contracts' Available.

An ATTRACTIVE bay fronted mid terrace home providing WELL PROPORTIONED accommodation including a GENEROUS SIZE kitchen and three bedrooms. Parking is on road via permit parking scheme.

Council Tax band: B

Tenure: Freehold

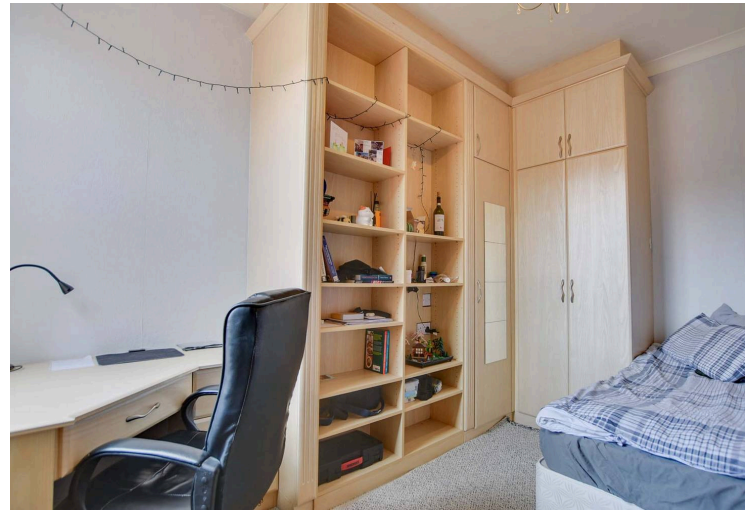
EPC Energy Efficiency Rating: D



0116 274 5544







### **Reception Room One**

13' 7" x 11' 2" (4.14m x 3.40m)

Measurements into bay window and recess. With bay window to the front elevation, meter cupboard, French oak floor boarding, radiator.

### **Reception Room Two**

12' 5" x 11' 2" (3.78m x 3.40m)

Measurement into recess. With window to the rear elevation, stairs to first floor, under stairs storage cupboard, fireplace, French oak floor boarding, radiator.

### **Kitchen**

12' 6" x 5' 10" (3.81m x 1.78m)

With two windows and door to the side elevation, ceramic sink and drainer unit with a range of wall and base units with work surfaces over, gas cooker point, cupboard housing boiler, vinyl floor.



### **Utility Area**

With window to the side elevation, plumbing for washing machine.

### **Ground Floor Shower Room**

5' 8" x 5' 5" (1.73m x 1.65m)

With window to the side elevation, tiled shower cubicle, pedestal wash hand basin, low-level WC, part tiled walls, heated towel rail.

### **First Floor Landing**

With loft access having loft ladder to spacious boarded loft.

### **Bedroom One**

12' 1" x 11' 2" (3.68m x 3.40m)

With window to the front elevation, radiator.

### **Bedroom Two**

12' 6" x 8' 6" (3.81m x 2.59m)

With window to the rear elevation, integrated wardrobe with shelving, large over stairs storage cupboard accessed through the wardrobe, radiator.

### **Bedroom Three**

12' 2" x 6' 0" (3.71m x 1.83m)

With window to the rear elevation, radiator.

### **Front Garden**

Walled front forecourt.

### **Rear Garden**

Paved courtyard style rear garden with gate to side access.

### **Permit 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.

Knightsbridge Estate Agents provides this information for general guidance only and does not guarantee the issuance of permits. We recommend contacting Leicester City Council or visiting their website for the most up-to-date and accurate information regarding Permit K parking.





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**We'll keep you moving...**



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