

## Avenue Road Extension, Clarendon Park

£240,000

Available with NO UPWARD CHAIN is this TWO BEDROOM mid terrace property retaining SOME PERIOD FEATURES with a blend of MODERN TOUCHES. Ideal first time purchase or buy to let investment.

Council Tax band: A

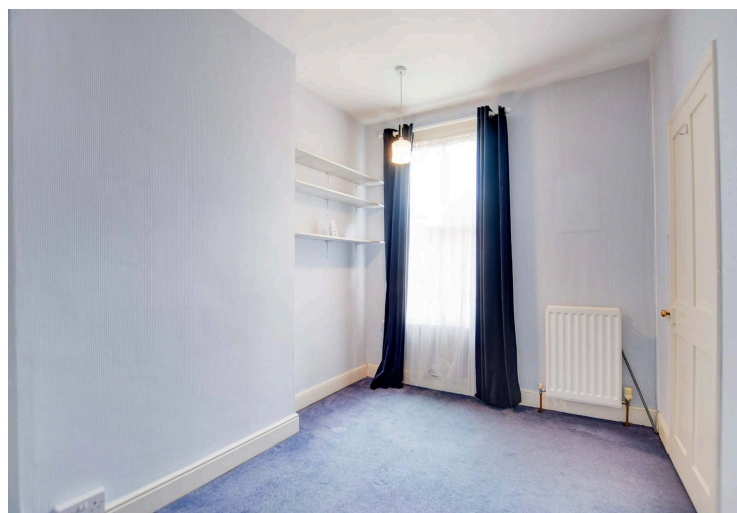
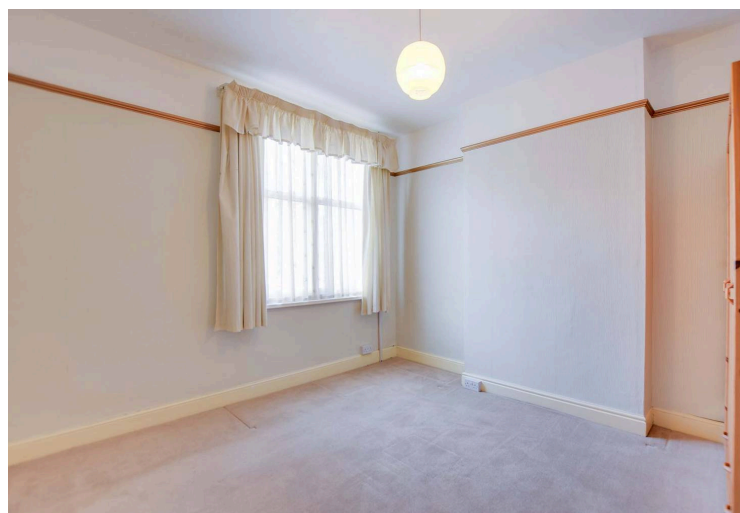
Tenure: Freehold



0116 274 5544







### **Reception Room One**

11' 2" x 10' 10" (3.40m x 3.30m)

With double glazed window to the front elevation, ceiling coving, meter cupboard, laminate floor, radiator.

### **Reception Room Two**

11' 0" x 10' 9" (3.35m x 3.28m)

With window to the rear elevation, stairs to first floor with under stairs storage cupboard, decorative fireplace with tiled inset, hearth and fire surround, picture rail, radiator.

### **Kitchen**

8' 4" x 5' 8" (2.54m x 1.73m)

With window and door to the side elevation, sink and drainer unit with a range of wall and base units with work surface over, a range of wall and base units with works surfaces over, built-in oven and gas hob with filter hood over, plumbing for washing machine, part tiled walls, tiled floor, radiator.



### **First Floor Landing**

With loft access leading to partly boarded loft.

### **Bedroom One**

11' 3" x 10' 10" (3.43m x 3.30m)

With double glazed window to the front elevation, radiator.

### **Bedroom Two**

11' 0" x 8' 0" (3.35m x 2.44m)

With window to the rear elevation, over stairs storage cupboard, radiator.

### **Bathroom**

8' 4" x 5' 7" (2.54m x 1.70m)

With double glazed window to the rear elevation, bath with shower over, low-level WC, wash hand basin, tiled walls, tiled floor, extractor fan, heated chrome towel rail.

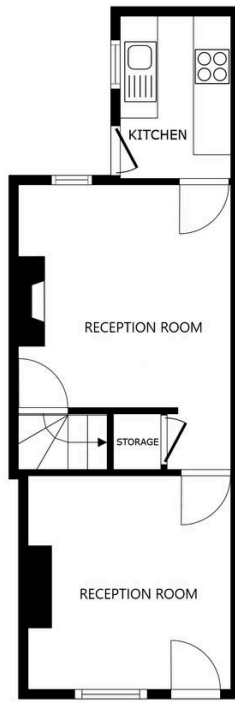
### **Rear Garden**

A paved courtyard style rear garden with fencing and walled perimeter, outside store, outside lighting, gate to rear access.

### **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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