

Avenue Road Extension, Clarendon Park

£240,000

A lovely TWO BEDROOM mid-terrace property presenting a MODERN STYLE fitted kitchen and family bathroom. The property benefits from a larger than average rear garden enjoying a SOUTHERLY aspect.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Reception Room One

11' 9" x 11' 0" (3.58m x 3.35m)

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

Reception Room Two

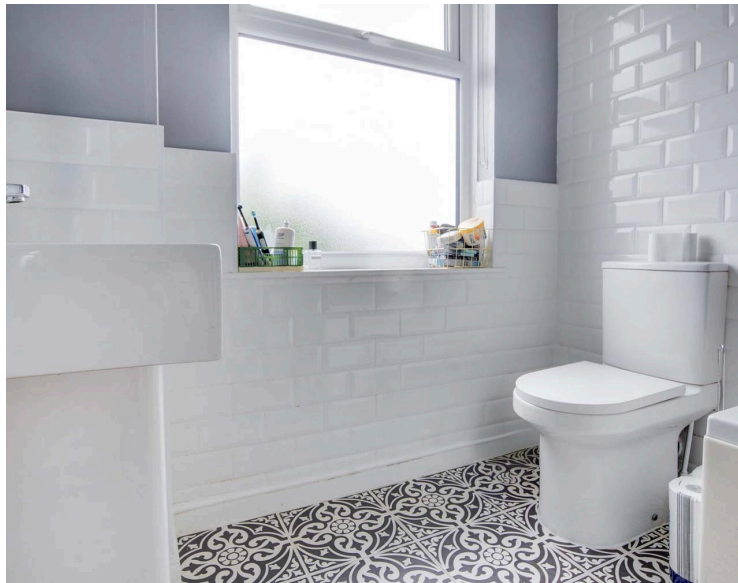
12' 5" x 11' 9" (3.78m x 3.58m)

With double glazed window to the rear elevation, stairs to first floor with under stairs storage cupboard, fireplace, picture rail, radiator.

Kitchen

13' 5" x 6' 6" (4.09m x 1.98m)

With double glazed door and window to the side elevation, ceramic sink and drainer unit with a range of wall and base units with work surface over, built-in washing machine, gas cooker point, wall mounted boiler, tiled floor, part tiled walls, tall radiator.



First Floor Landing

With loft access.

Bedroom One

13' 5" x 11' 4" (4.09m x 3.45m)

With double glazed window to the front elevation, laminate floor, built-in cupboard, radiator.

Bedroom Two

17' 0" x 12' 3" (5.18m x 3.73m)

Measurement narrowing to 10'4". With double glazed windows to the rear and side elevations, built-in cupboard, tall radiator.

Bathroom

8' 10" x 6' 6" (2.69m x 1.98m)

With double glazed window to the rear elevation, bath with overhead rain forest shower and hand held mixer tap shower, low-level WC, pedestal wash hand basin, tiled floor, part tiled walls, heated towel rail.

Rear Garden

With outside store, lawn, raised decked area, walled and fenced perimeter, 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.



GROUND FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA
GROUND FLOOR 37.3 m² FLOOR 1 46.8 m²
TOTAL: 84.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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