



Seymour Road
Clarendon Park, Leicester, LE2 1TQ

Knightsbridge

ESTATE AGENTS & VALUERS

Just a stones throw of the fashionable Queens Road shopping parade, this well presented period end terrace property is located within the popular area of Clarendon Park. The property is beautifully maintained and offers scope for additional accommodation to include conversion of loft space to a third bedroom, subject to relevant planning consent. The property offers versatile accommodation over two floors to include two reception rooms, fitted kitchen, first floor with two double bedrooms and a three-piece bathroom. Outside boasts a charming mature private rear garden. The property would make an ideal home or alternatively an investment opportunity on a buy to let basis.

The property is well located for everyday amenities and services including renowned local public and private schooling together with nursery day-care, Leicester City Centre and University of Leicester, Leicester Royal Infirmary and Leicester General Hospital, and is within minutes' walk of Victoria Park, Leicester City Centre and Queens Road shopping parade with its specialist shops, bars, boutiques and restaurants.



- Gas Central Heating, Majority Double Glazing
- Two Reception Rooms, Fitted Kitchen
- First Floor with Two Bedrooms
- Bathroom
- Well Maintained Rear Garden
- Viewing is Highly Recommended to Appreciate.

Reception Room One 11'2" x 10'8"

Currently used as a bedroom, with double glazed door to the front elevation, single glazed window to the front elevation, chimney breast, ceiling coving, ceiling rose, exposed wooden floor, radiator.

Reception Room Two 11'2" x 11'2"

With uPVC double glazed window to the rear elevation, stairs to first floor, under stairs storage cupboard, chimney breast with feature fireplace, TV point, wood effect laminate floor, radiator.

Fitted Kitchen 15'7" x 5'8"

Boasting plenty of natural light, with uPVC double glazed windows to the rear and side elevations, uPVC double glazed door leading to rear garden, kitchen comprises: stainless steel sink, drainer and mixer tap, a range of wall and base units with worksurfaces over, inset four ring gas hob and oven, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, part tiled walls, wood effect floor, radiator.

First Floor

With access to the following rooms:

Bedroom One 11'2" x 10'10"

With single glazed window to the front elevation, chimney breast, TV point, wood effect laminate floor, radiator.

Bedroom Two 11'2" x 7'8"

With uPVC double glazed window to the rear elevation, built-in over stairs storage cupboard, loft access, TV point, wood effect laminate floor, radiator.

Bathroom 8'7" x 5'8"

With double glazed window to the rear elevation, this three-piece bathroom comprises: bath with shower head over, low level WC, wash hand basin, tiled walls, extractor fan, radiator.

Rear Garden

A well maintained rear garden with patio area, lawn area, well maintained flowerbeds and shrubs to borders.



IMPORTANT NOTE: The floor plans are NOT TO SCALE and are intended to be used as a guide only. They should not be used for any other purpose. Similarly, the plans do not represent the décor of the property including the floor coverings, wall coverings, fixtures and fittings.

Energy Efficiency Rating	Environmental Impact Rating
Current Rating E 44	Current Rating E 41
Potential Rating C 73	Potential Rating C 69

IMPORTANT NOTE: We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be relied upon as an accurate measurement. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to a purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & Valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property and/or its fixtures and fittings.