

JAMES SELICKS

45 LEOPOLD ROAD

CLARENDON PARK, LEICESTER

GUIDE PRICE: £175,000



Offered for sale with upward chain, a two bedroom Victorian mid terrace property positioned close to the heart of this ever popular city suburb approximately one and a half miles south of the city centre.

Two reception rooms • kitchen • rear lobby • ground floor bathroom • two double bedrooms decked and paved courtyard rear gardens • EPC - C

Location

The property is located in Clarendon Park, providing excellent access to local shopping facilities along the nearby Queens Road with an abundance of trendy bars and restaurants as well as being within walking distance of the city via Victoria Park, with its professional quarters, two universities, the Royal Infirmary and mainline railway station providing access to London St Pancras in just over an hour.

Accommodation

The property is entered via a wooden door with glazed window above into the front reception room, having a uPVC double glazed window to the front elevation, dado rail, a built-in meter cupboard and a stained glazed pane to the rear. A step leads down into the rear reception room, housing the stairs to the first floor with a built-in cupboard under, dado rail, built-in floor to ceiling cupboards into the chimneybreast recess and a double glazed window to the rear elevation. The kitchen has a double glazed window to the side elevation, a range of eye and base level units with drawers and ample preparation surfaces, tiled splashbacks, a stainless steel sink and drainer unit with mixer tap, an Indesit electric oven with four-ring electric hob, plumbing for automatic washing machine, Glow Worm wall mounted boiler. An inner lobby with a stable door to the side leads to the ground floor bathroom, with a white three piece suite comprising a low flush WC, pedestal wash hand basin and a panelled bath with shower over, part tiled walls, obscure double glazed window to the side elevation.

To the first floor is a landing. The master bedroom has built-in wardrobes with cupboards over and a window to the front elevation. Double bedroom two has an overstairs storage cupboard and a double glazed window to the rear elevation.

Outside

To the rear of the property are paved and decked courtyard gardens with fenced and walled boundaries.

Tenure: Freehold

Local Authority: Leicester City Council

Tax Band: A

Conservation Area: No

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Unknown

Wayleaves, Rights of Way & Covenants: Right of way in common over the passageway at the rear of the messuage hereby conveyed from and to Fleetwood Road.

Flooding issues in the last 5 years: None known

Accessibility: None known

Planning issues: None known





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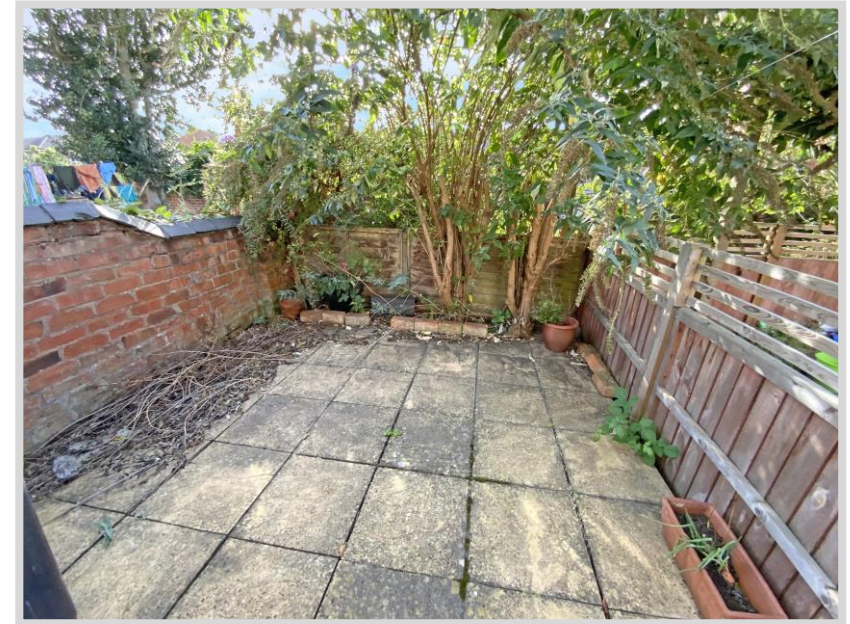
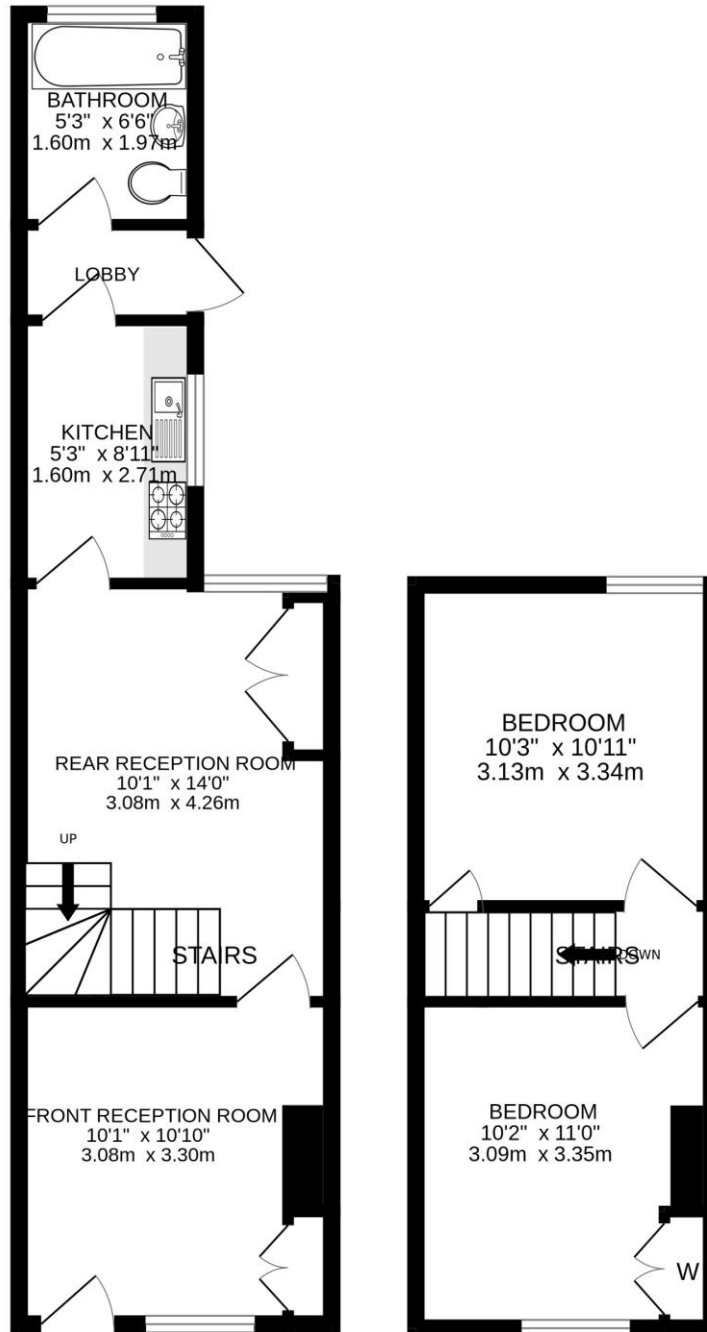
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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



45 Leopold Road, Clarendon Park, Leicester LE2 1YB

**Total Approximate Gross Internal Floor Area
 613 SQ FT / 57 SQ M**

Measurements are approximate.
 Not to scale.
 For illustrative purposes only.

