

## Room Sizes

### Living Room

11'03 x 11'07

### Dining Room

14'07 x 11'03

### Kitchen

9 x 6

### Utility Area

5'7 x 5'1

### First Floor Landing

14 x 2'6

### Bedroom One

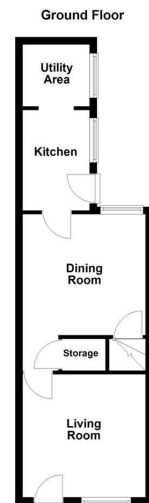
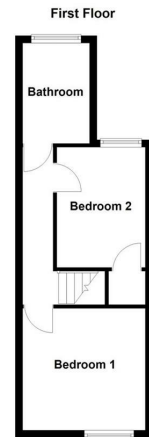
11'03 x 11'03

### Bedroom Two

10'9 x 8'05

### Bathroom

9 x 6



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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**OFFER PROCEDURE** If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

**MONEY LAUNDERING** Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Clifton Road, Leicester LE2 8AA

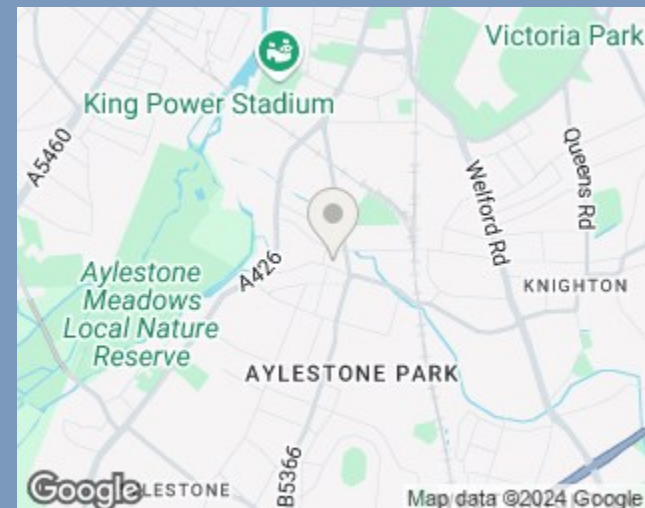
£179,950

# The Story Begins

- Traditional Terrace Home
- Conveniently Located
- No Upward Chain
- Living Room & Dining Room
- Modern Fitted Kitchen & Utility Area
- First Floor Landing & Bathroom
- Two Bedrooms
- Rear Garden
- Awaiting Energy Rating
- Council Tax Band A & Freehold

# Location Is Everything

Aylestone is a charming suburb situated to the south of Leicester's city centre, boasting a rich history and a strong sense of community. Known for its picturesque settings, Aylestone seamlessly blends historical charm with modern conveniences. The area offers a plethora of amenities, including shops, cafes, and parks, making it an appealing place for families and professionals alike. Aylestone Meadows, a nearby nature reserve, provides residents with an expansive green space for recreation and relaxation. Well connected with excellent public transportation links and easy access to major roadways, facilitating smooth commutes to and from Leicester. Local schools, healthcare facilities, and sports clubs further enhance the quality of life, making Aylestone a sought-after location for homebuyers seeking a balanced and vibrant community.



# Inside Story

Welcome to Clifton Road, this traditional terraced home presents a wonderful opportunity for those looking to create their dream living space. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a to make a comfortable abode in a convenient location.

As you step inside, you are welcomed into a living room. The adjoining dining room features useful understairs storage, providing practical solutions for everyday living. A doorway leads to the staircase to the first floor.

The fitted kitchen, which includes a utility area to the rear, offers ample space for culinary creativity and family gatherings. The layout is functional with a selection of wall and base units, work surface, sink drainer and metro tiling. There is an integrated oven, hob and extractor fan as well as space for appliances and a courtesy side door to the garden.

Travelling up to the first floor you will find a white bathroom suite comprising of pedestal wash hand basin, low level WC, corner bath and separate shower cubicle. There are two bedrooms, the main bedroom is located to the front aspect of the home and provides ample space for furniture.

Outside, the rear garden offers a blank canvas and will be ideal for enjoying the fresh air or hosting summer barbecues.

While the property does require some modernisation, it is brimming with potential and must be viewed internally to appreciate.

