



**Howard Road, Clarendon Park, Leicester, LE2 1XJ**

Part of  
**ANDREW  
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# Property Description

A beautiful two bedroom Victorian terrace located in the heart of the ever popular Clarendon Park, just south of the centre of Leicester. Howard Road is located just off the fashionable Queens Road shopping parade with a number of shops, small boutiques, bars and restaurants. Victoria Park is a short walk away, with access onto the tree-lined New Walk, leading into the professional quarters and the city centre. Entering into a private hallway, the downstairs portion of the property offers two spacious reception rooms and a modern kitchen with a selection of base and wall units and door leading out into the private and well maintained rear garden. Upstairs, there are two large bedrooms with ample storage space alongside a sizable and modern 4-piece bathroom. Outside, the property benefits from permitted parking and is ideally located within easy access of an array of local shops, leisure facilities and Leicester train station. Move in ready and full of charming period features, this property is perfect for first time buyers or those looking for their next investment and is a real must see.





## Key Features

- Chain Free
- Modernised two bedroom mid terrace home
- Modern kitchen with in-build oven
- Full of period charm
- Modernised 4-piece bathroom suite
- Move in ready
- Perfectly located just a short walk from Victoria Park
- A selection of amenities on your doorstep
- Fantastic transport links with the train station just over a mile away
- Perfect first time buy or investment property.

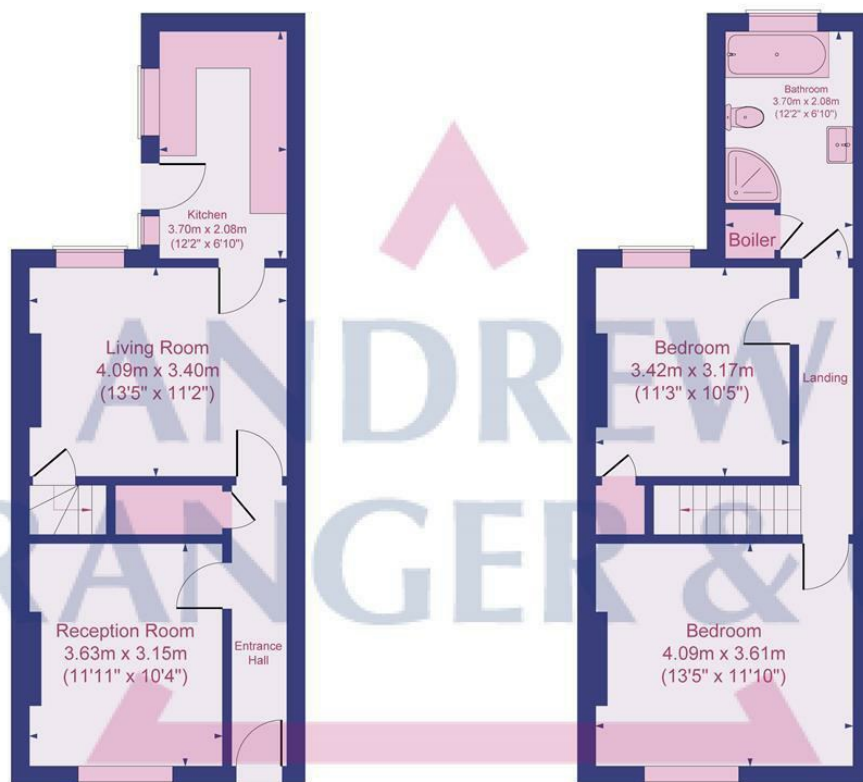
**£250,000**





### Approximate Gross Internal Area

84.2 sq. m. (906 sq. ft.)



#### Ground Floor

Floor Area 42.1 sq.m. (453 sq.ft.) approx

#### First Floor

Floor Area 42.1 sq.m. (453 sq.ft.) approx

Not to scale, for layout reference only. All Measurements are Approximate

Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority  
Leicester City Council

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To view this property please contact our Oadby office on 01162 429922