



49 Clifford Street , Leicester, LE3 5RF Price Guide £200,000

*** GUIDE PRICE - £200,000-£210,000 ***

Situated on the outskirts of Leicester City Centre, this well-presented home offers the perfect balance of convenient urban access and comfortable suburban living. With excellent commuter links and the city centre within easy walking distance, the location is ideal for professionals, young families or anyone looking to stay well-connected.

The property benefits from off-road parking, a private rear garden, and excellent external storage, including large sheds to both the front and rear, as well as a newly constructed summerhouse—perfect for use as a workspace, hobby room or leisure space.

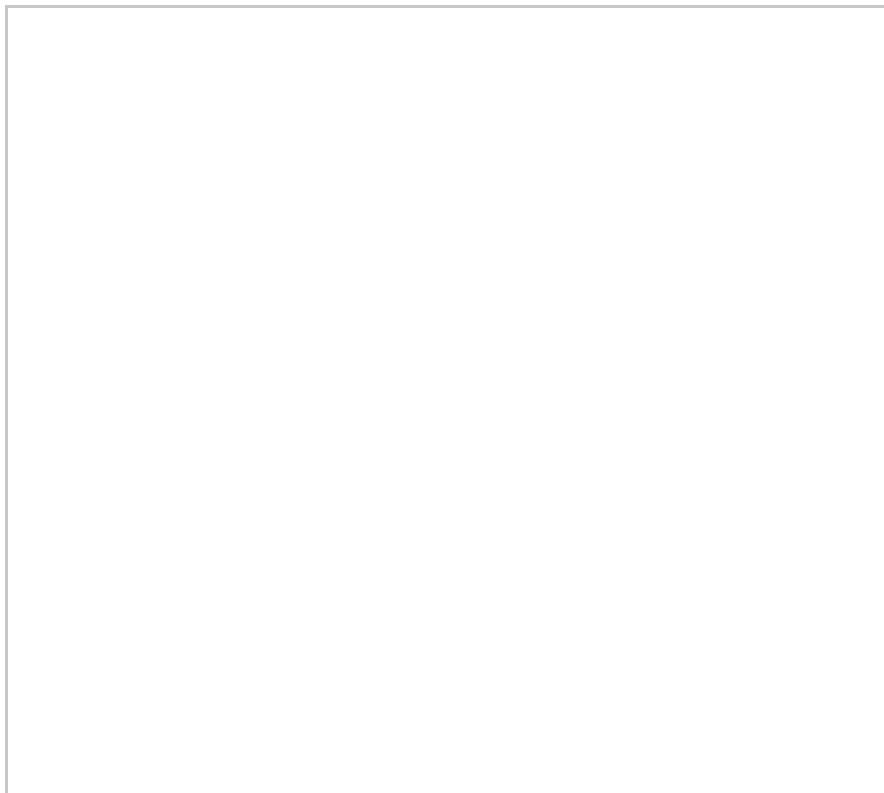
Internally, the accommodation is arranged to maximise both practicality and natural light. The entrance hall provides access to a useful storage cupboard and leads through to a modern dining kitchen, extending the full length of the property and offering a stylish and sociable space for everyday living. Across the rear, the light and airy reception room enjoys views over the garden, creating a welcoming area to relax and unwind.

Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



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