

FOR SALE
Queens Road
Leicester
LE2 3FN



ASKING PRICE: £300,000

- A Superb Semi Detached House Ideal As a Family Home Or Investment
- Located In The Sought After Area Of Clarendon Park
- 2 Reception Rooms, Breakfast Kitchen, WC & Shower
- 3 Bedrooms & Family Bathroom
- Front Garden & Rear Enclosed Garden
- Offered With No Chain



Location

This property is located on Queens Road, off Clarendon Park Road and in the sought after area of Clarendon Park. The property benefits from being in close proximity to Queens Park shopping parade, Victoria Park, local schooling, eateries and much more.

Description

A superb semi-detached property ideal for families or investors. The property briefly comprises; entrance hall, 2 reception rooms, breakfast kitchen, separate WC and shower room, 3 bedrooms and a family bathroom. Externally, a front garden and a rear enclosed garden with a private and sunny outlook. This property is let to students and has 4/5 rentable rooms.

Accommodation

All measurements are approximate:

Entrance Hall

Door to front, stairs to first floor, radiator, power points, pendant light fitting.

Reception Room 1 - 13' 5" x 10' 4" (4.09m x 3.15m)

Bay window to front, radiator, power points, pendant light fitting.

Reception Room 2 - 12' 2" x 10' 1" (3.71m x 3.07m)

Door to rear, radiator, power points, pendant light fitting.

Hall To:

Breakfast Kitchen - 19' 2" x 7' 7" (5.84m x 2.31m)

Window to side, wall mounted units, base units and drawers, four burner gas hob with extractor fan over, tile splashback surrounds, electric oven, stainless steel sink with hot and cold mixer tap, power points, pendant light fitting.

Lobby To:

WC

Low level WC, wash hand basin with hot and cold mixer tap.

Shower Room

Shower Cubicle.

First Floor Landing

Access to loft.

Bedroom 1 - 11' 3" x 13' 6" (3.43m x 4.11m)

Window to front, radiator, power point, pendant light fitting, built in cupboard.

Bedroom 2 - 11' 2" x 9' 8" (3.40m x 2.94m)

Window to rear, radiator, power point, pendant light fitting.

Bedroom 3 - 9' 5" x 7' 7" (2.87m x 2.31m)

Window to rear, radiator, power point, pendant light fitting.

Bathroom

Window to side, panelled bath with shower over and hot and cold mixer taps, low level WC, wash hand basin with hot and cold mixer tap, radiator, pendant light fitting.

Outside

Front garden & a rear enclosed garden with a private and sunny outlook.

Tenure

Freehold.

EPC

Band E.

Council Tax

The property falls within Band C.

Services

The services, fittings, and appliances (if any) have not been tested by the agents.

Local Authority

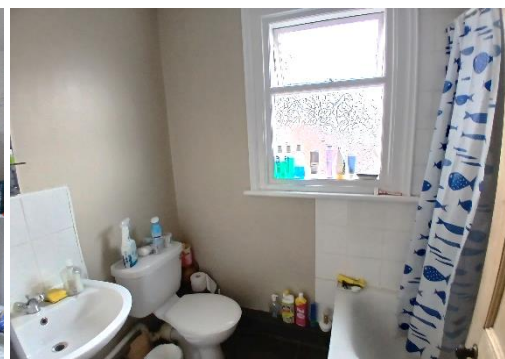
Leicester City Council.

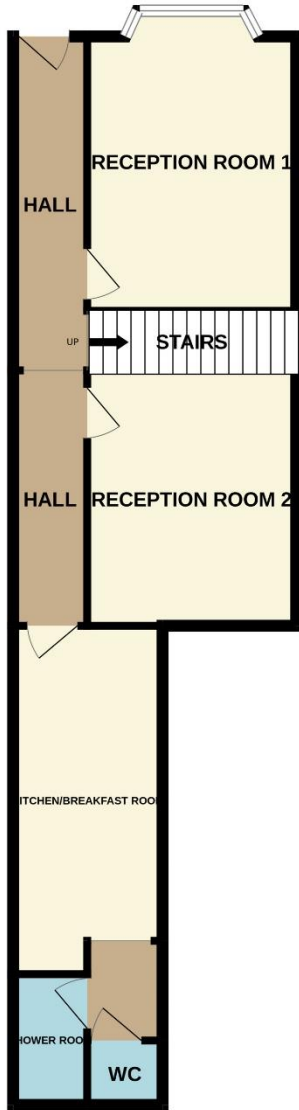
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

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