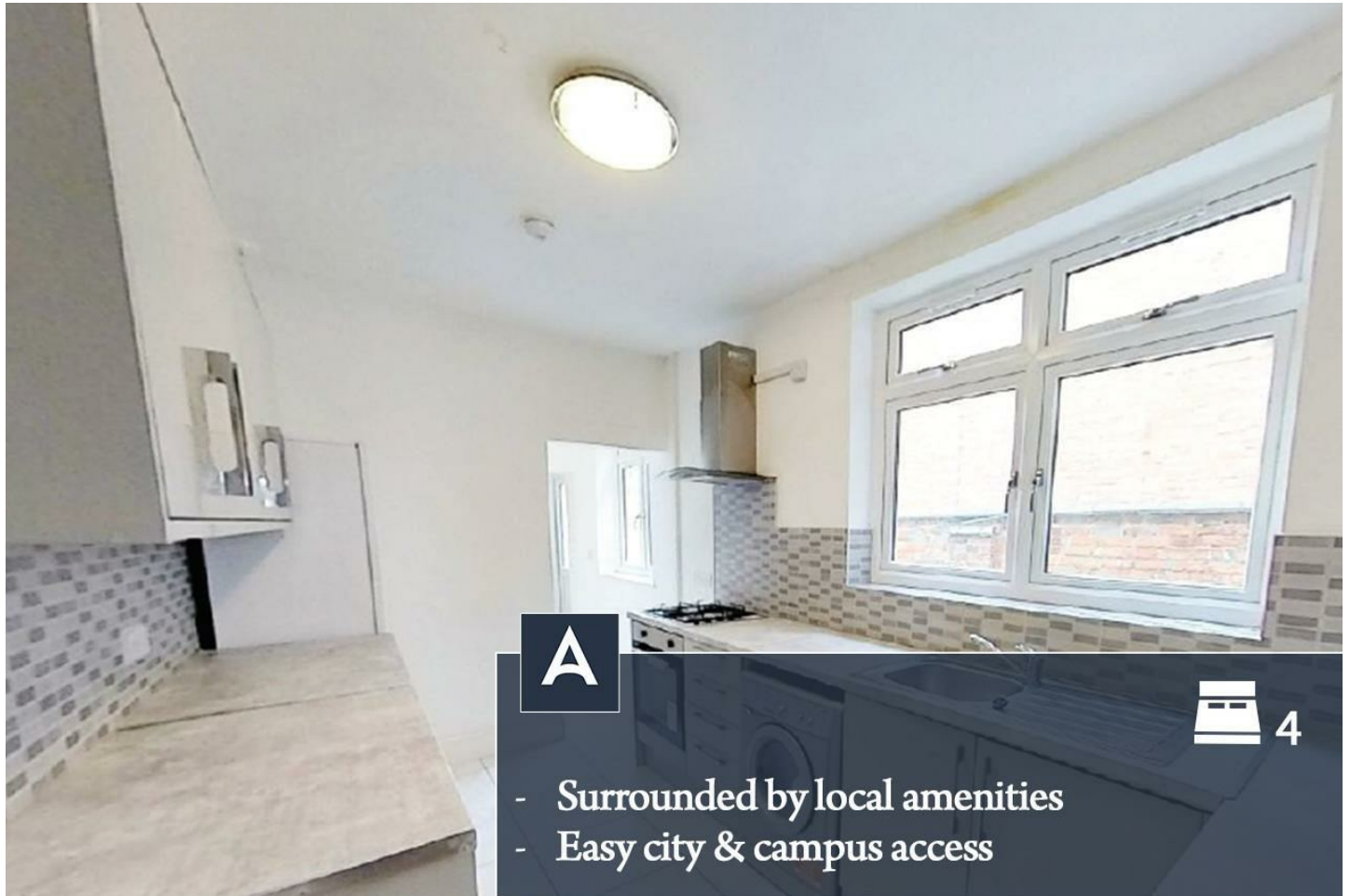


ARCH LIVING

www.archliving.co.uk



171 Queens Road, Leicester, Leicestershire LE2 3FN

£360 Per week

Nestled in the vibrant heart of Clarendon Park, this beautifully presented house offers an exceptional living experience, particularly suited for students. Recently refurbished to a high standard, the property boasts **FOUR SPACIOUS DOUBLE BEDROOMS**, ensuring ample space for relaxation and study.

The house features **TWO BRAND NEW BATHROOMS**, thoughtfully designed to cater to the needs of modern living. The reception room provides a welcoming space for socialising or unwinding after a busy day.



127 Clarendon Park Road, Leicester, Leicestershire LE2 3AJ
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Hallway

Hallway leading to Bedroom 1, Staircase and Living Room.

Living Room

Spacious Living Room with Sofas and Under Stairs Storage Cupboard.

Kitchen Diner

Large Fully Fitted Kitchen with modern units and all appliances including, Gas Cooker, Washing Machine and Fridge Freezer. Dining Table. Doors leading to storage space and downstairs W/C.

Bedroom 1

Good Sized bedroom with Double Bed, Built in Wardrobe, Chest of Drawers, Desk and Chair.

Bedroom 2

Largest room in House with Double Bed, Bedside Cabinet, Wardrobe, Chest of Drawers, Desk and Chair.

Bedroom 3

Good Sized bedroom with Double Bed, Built in Wardrobe, Chest of Drawers, Desk and Chair.

Bathroom 1

Large Modern Bathroom with full 3 piece suite including Shower.

Bedroom 4

Good Sized bedroom with Single Bed, Built in Wardrobe, Desk and Chair.

Energy Efficiency 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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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