



St. Leonards Road, Leicester

£215,000 Freehold

Charming 2-bed mid-terrace near Queens Road & Victoria Park. Features 2 reception rooms, a modern kitchen/bathroom, and a paved rear garden—ideal first-time buy or investment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Reception Room One

11' 2" x 10' 10" (3.40m x 3.30m)

Features: Double-glazed bay window to the front elevation, coving to the ceiling, meter cupboard, and radiator.

Reception Room Two

11' 2" x 10' 10" (3.40m x 3.30m)

Features: Stairs leading to the first floor with an understairs storage area, double-glazed window to the rear elevation, and radiator.

Kitchen

9' 2" x 5' 11" (2.80m x 1.80m)

Features: Double-glazed window to the side elevation, stainless steel sink and drainer unit, a range of wall and base units with work surfaces over, built-in oven, gas hob space, fridge, freezer, plumbing for a washing machine, and a door leading out to the rear garden



First Floor Landing

Bedroom One

11' 6" x 10' 10" (3.50m x 3.30m)

Features: Two double-glazed windows to the front elevation, radiator.

Bedroom Two

11' 2" x 7' 10" (3.40m x 2.40m)

Features: Double-glazed window to the rear elevation, built-in cupboard/wardrobe, radiator.

Bathroom

8' 10" x 5' 7" (2.70m x 1.70m)

Features: Double-glazed window to the rear elevation, bath with shower over, wash hand basin, low-level WC, fully tiled walls, extractor fan, cupboard housing the boiler, heated chrome towel rail, and lino flooring.

Front Garden

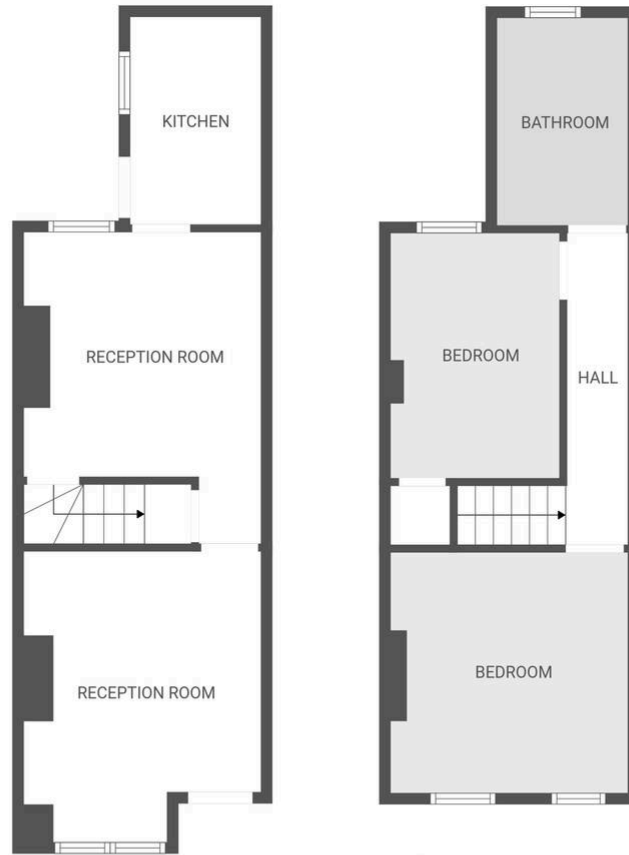
Walled and paved front courtyard garden.

Rear Garden

Paved rear garden with rear access.

Permit Parking Zones

The property is within a controlled parking zone. Buyers and tenants should make their own enquiries with the local council regarding permit availability and associated costs.



Ground floor

1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.