



20 Portland Road, Leicester

£465,000 Freehold

A spacious three-storey Victorian villa on Portland Road in Clarendon Park, offering versatile living space, period features, and a low-maintenance courtyard garden close to Queens Road.



0116 274 5544





Entrance Hall

Via glazed front door, with original Minton tiled floor, dado rail, stairs to first floor, radiator.

Reception Room One

14' 8" x 12' 2" (4.46m x 3.72m)

With double glazed bay window to the front elevation, wood effect floor, chimney breast, ceiling coving, TV point, cable connection, telephone point, radiator.

Reception Room Two

12' 3" x 11' 11" (3.74m x 3.64m)

With windows and door to the rear garden, wood effect floor, chimney breast with feature fireplace, surround and hearth, ceiling coving, picture rail, TV point, radiator.

Open Plan Fitted Dining Kitchen

19' 5" x 12' 0" (5.93m x 3.66m)

With double glazed bay window to the side elevation, double glazed skylight, spotlights, part tiled walls, tiled floor, a range of oak wall and base with solid granite work surface and breakfast bar, inset five ring gas hob with extractor hood, integrated double oven, plumbing for washing machine, space for tumble dryer, plumbing for dishwasher, space and plumbing for American-style fridge freezer, radiator.

Sun Lounge

11' 11" x 9' 10" (3.62m x 3.00m)

With double glazed skylight window, two double glazed windows to the side elevation, double glazed bi-folding doors, ceramic tiled floor, under-floor heating.



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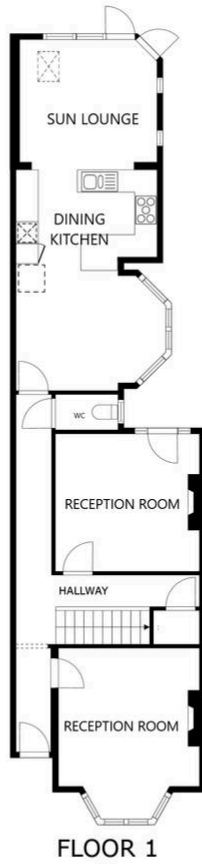


FRONT GARDEN

Front forecourt with paved pathway to the front door.

REAR GARDEN

A low maintenance rear courtyard style garden with paved patio area, mature flowerbeds, garden shed, walled perimeter, gated access to the side alley.



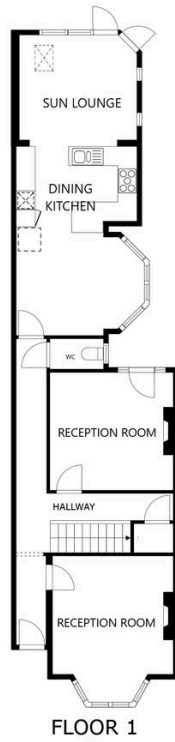
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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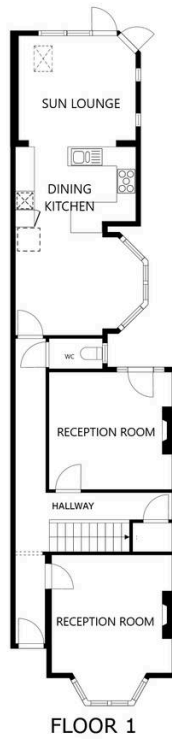
We'll keep you moving...





FLOOR 1

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The property is well located for everyday amenities and services, including local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Victoria Park and Queens Road shopping parade with its specialist shops, bars, boutiques and restaurants are also within close proximity.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

We'll keep you moving...



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