



Abingdon Road, Leicester

£375,000 Freehold

A spacious four double bedroom Victorian terrace in Highfields, arranged over three floors and retaining original features, offering versatile family living close to Victoria Park and city centre.





Entrance Porch

Features an internal door leading to the entrance hall.

Entrance Hall

Original tiled flooring, spacious storage cupboard, stairs to the first floor, and a radiator.

Cellar

12' 10" x 11' 11" (3.90m x 3.62m)

Includes meters and a coal store.

Reception One

16' 11" x 12' 1" (5.16m x 3.69m)

(maximum measurements) Features two windows to the front elevation, coving to the ceiling, a picture rail, a radiator, and a period-style fireplace with a tiled insert, hearth, and surround.

Reception Two

17' 3" x 12' 3" (5.26m x 3.73m)

Includes a bay window to the front elevation, a ceiling rose, coving, a plate rack, a picture rail, two radiators, and a period-style fireplace with a tiled insert, hearth, and surround.



Kitchen Breakfast Room

13' 4" x 11' 4" (4.07m x 3.45m)

Window to the rear elevation, stainless steel sink and drainer unit, original storage cupboards, gas cooker point, tiled flooring, and two radiators.



Utility Room

5' 9" x 5' 1" (1.76m x 1.56m)

Double-glazed window to the side elevation, double-glazed door to the side elevation, and plumbing for a washing machine.

First Floor Landing

Stairs to the second floor, radiator, and a storage cupboard measuring 3.7m x 1.15m.

Bedroom One

17' 3" x 12' 6" (5.25m x 3.80m)

Two windows to the front elevation, period-style fireplace, and a radiator.

En-Suite Shower Room

9' 1" x 3' 10" (2.77m x 1.18m)

Double-glazed window to the front elevation, tiled shower cubicle, low-level WC, pedestal wash hand basin, and a radiator.

Bedroom Two

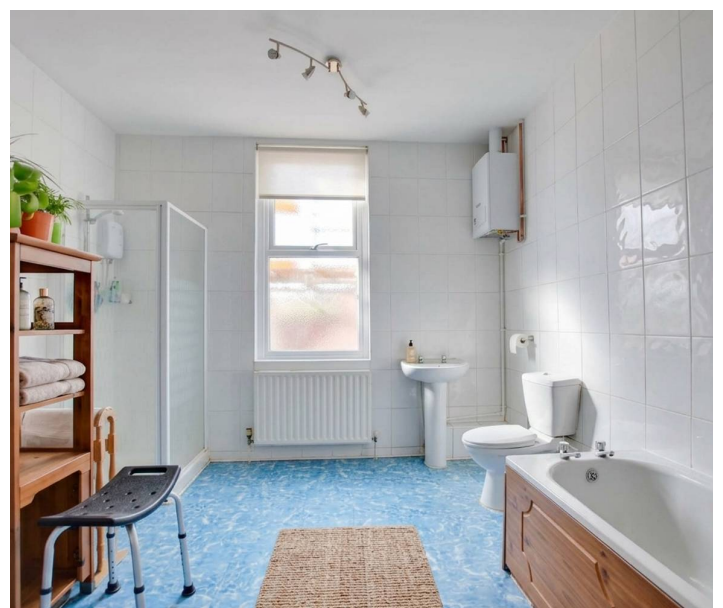
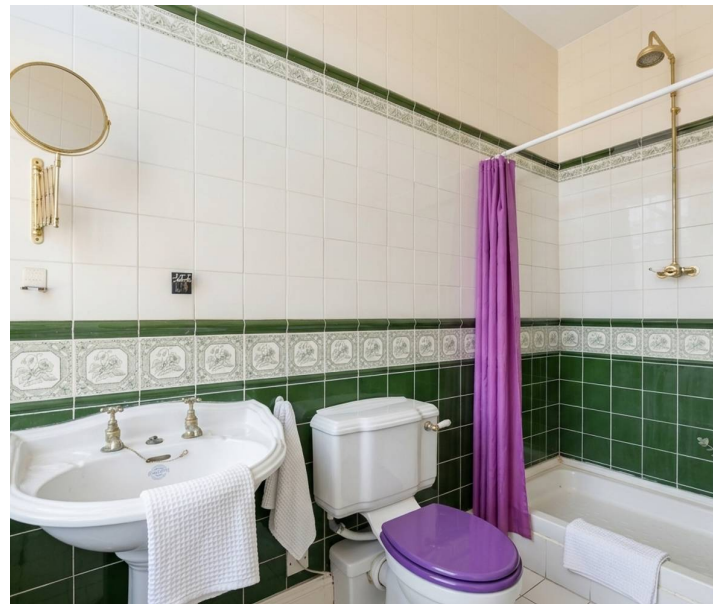
16' 11" x 12' 2" (5.16m x 3.71m)

Part-secondary double-glazed bay leded window to the front elevation, picture rail, period-style fireplace, and a radiator.

Bathroom

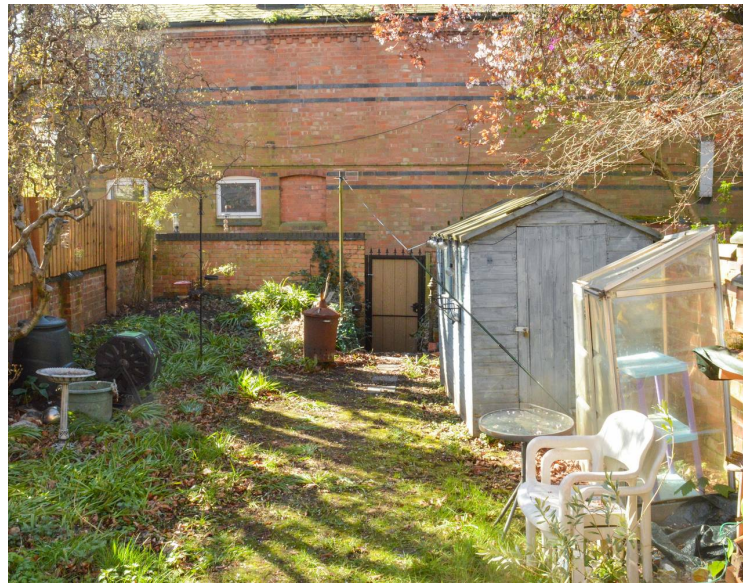
13' 1" x 10' 11" (4.00m x 3.33m)

Double-glazed window to the rear elevation, bath, separate tiled shower cubicle with an electric shower, pedestal wash hand basin, low-level WC, tiled walls, wall-mounted boiler, a radiator, and loft access with pull-down ladder.









Second Floor Landing

Loft access with a pull-down ladder leading to a partly boarded loft, and a skylight window to the rear elevation.

Storage Cupboard

12' 2" x 3' 6" (3.70m x 1.07m)

Used for storage.

Bedroom Three

16' 5" x 11' 11" (5.00m x 3.63m)

Double-glazed window to the front elevation and a radiator.

Bedroom Four

16' 8" x 11' 6" (5.07m x 3.50m)

Double glazed window to the front elevation and a radiator.

Front Garden

Walled frontage with iron railings and a gate leading to a front forecourt.

Rear Garden

Walled and fenced garden mainly laid to lawn with mature trees, shrubs, a shed, and a gate for rear access.



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





The property is well located for everyday local amenities and services including local public and private schooling including nursery day-care. Islamic Dawah Academy (IDA) located on Berners Street and Markaz Masjid Usman are both within a short distance of the property, and further everyday amenities can be found along Melbourne Road as well as regular bus routes running to and from Leicester City Centre, Leicester University and hospitals.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

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