



St. Leonards Road, Leicester

£205,000 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

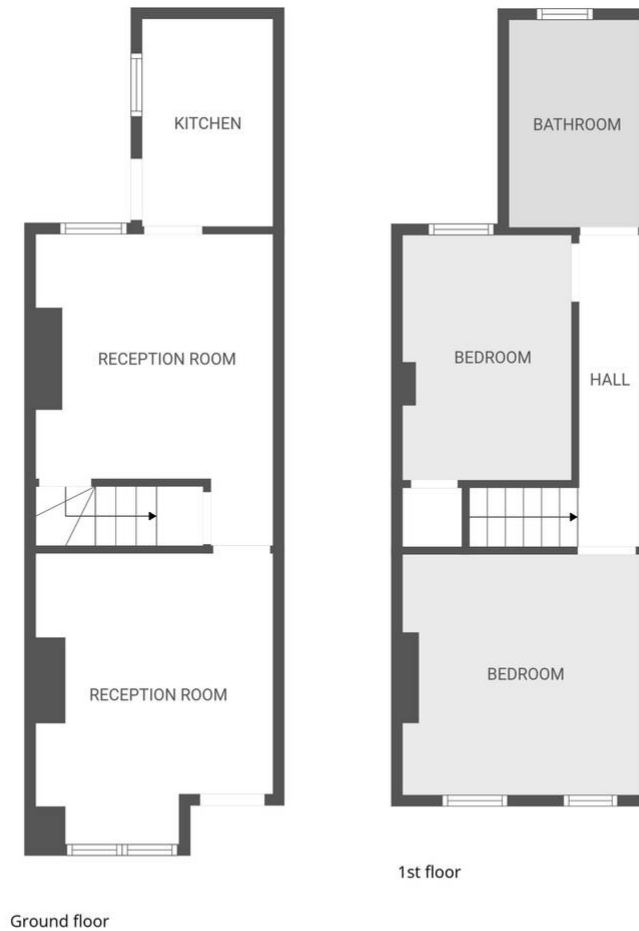
Walled and paved front courtyard garden.

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.



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

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