



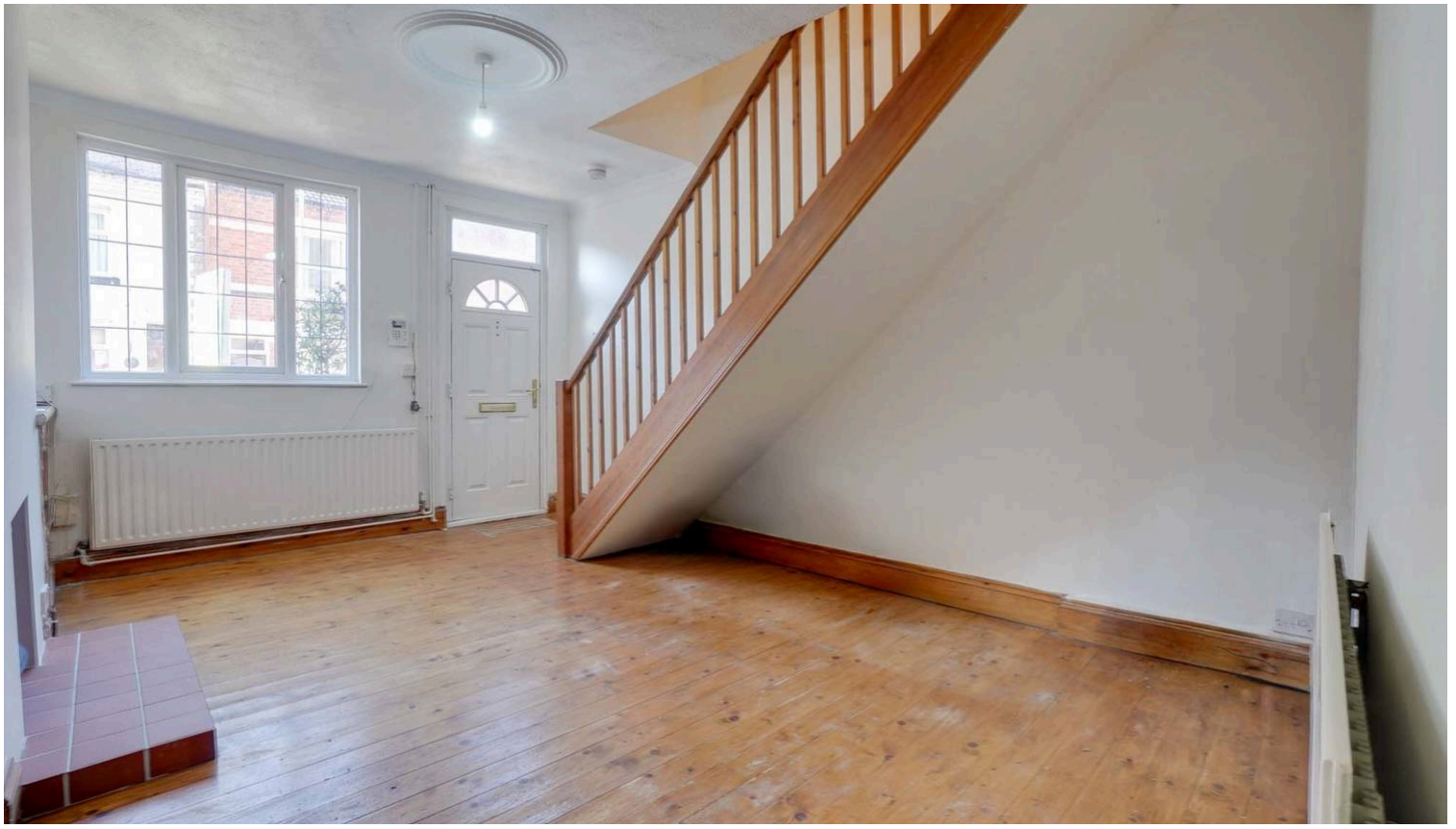


Leopold Road, Clarendon Park

£230,000 Freehold

A period TERRACE HOUSE on Leopold Road, Clarendon Park, with THREE bedrooms, living room, dining room, kitchen, family bathroom, LINED LOFT SPACE and mature rear garden.

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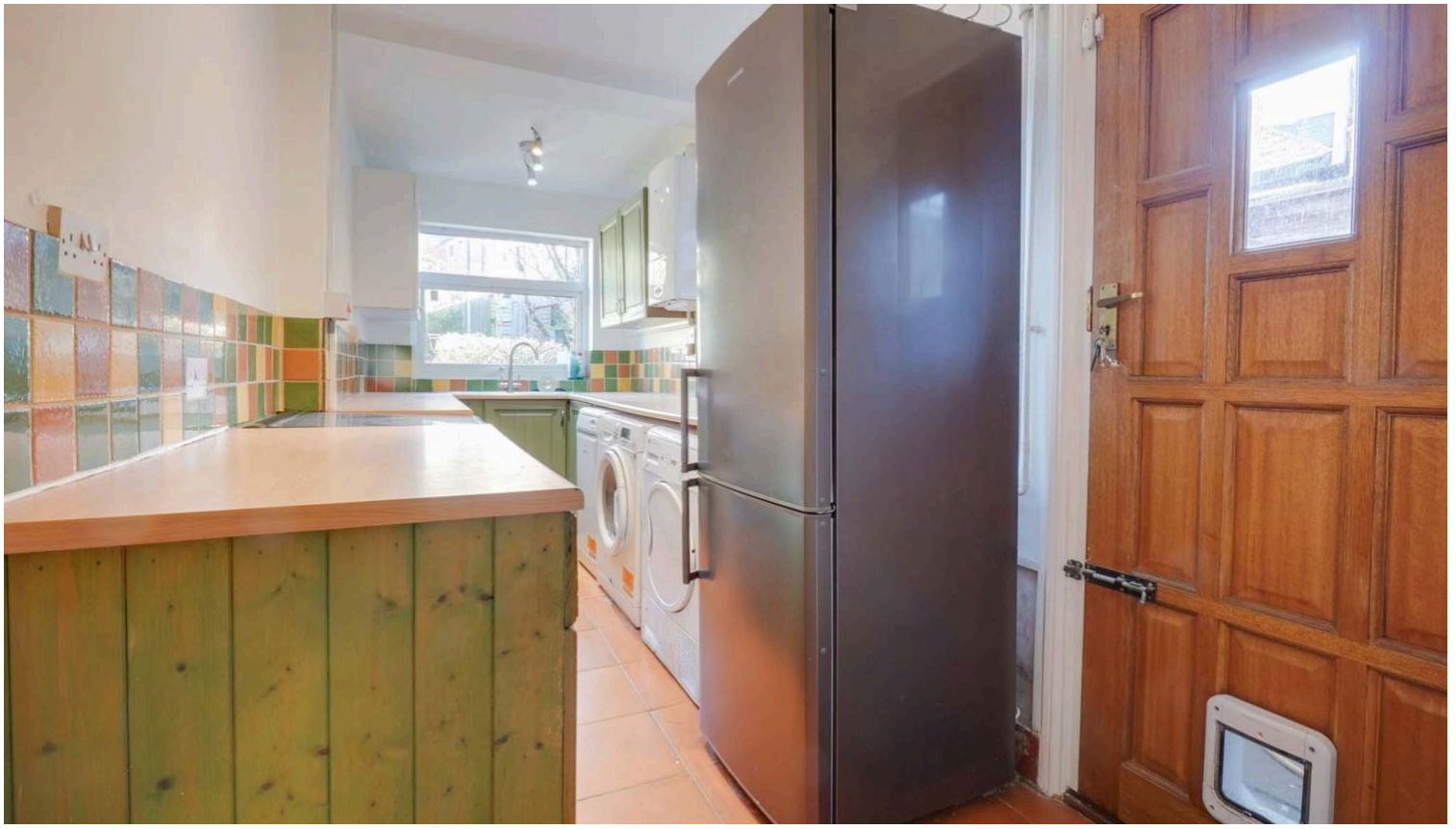


Living Room
16' 2" x 11' 6" (4.94m x 3.50m)
With a double-glazed window to the front elevation, double-glazed door to the front elevation, polished wooden flooring, chimney breast, coving to the ceiling, meter cupboard, TV point, stairs to the first floor landing, radiator.

Dining Room
13' 0" x 11' 6" (3.97m x 3.51m)
With a double-glazed window to the rear elevation, coving to the ceiling, a fire surround with a hearth, radiator.

Kitchen
15' 7" x 6' 1" (4.76m x 1.86m)
With double-glazed windows to the side and rear elevations, door providing access to the rear garden, tiled flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, space for a free-standing oven and hob, space for a washing machine, space for a tumble dryer, space for a slim-line dishwasher, space for a free-standing fridge-freezer, wall-mounted boiler, radiator.

First Floor Landing
With a built-in cupboard, ladder access to the lined loft area.



Bedroom One
12' 7" x 8' 2" (3.83m x 2.48m)
With a double-glazed window to the front elevation, built-in wardrobes, a chimney breast, coving to the ceiling, TV point, radiator.

Bedroom Two
9' 1" x 8' 5" (2.78m x 2.57m)
With a double-glazed window to the rear elevation, a chimney breast, coving to the ceiling, radiator.

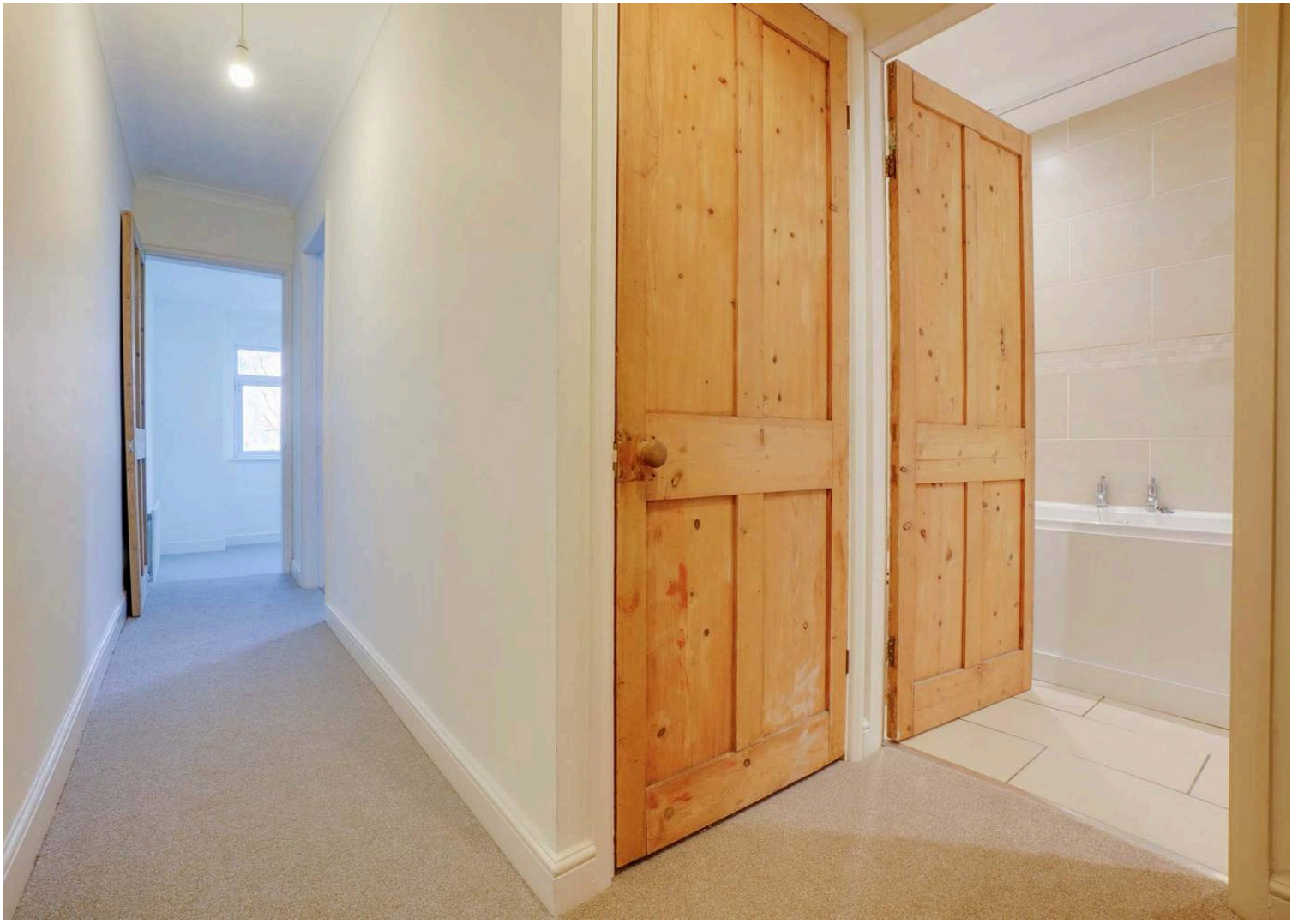
Bedroom Three
9' 1" x 6' 2" (2.78m x 1.87m)
With a double-glazed window to the rear elevation, radiator.

Bathroom
6' 11" x 5' 1" (2.11m x 1.56m)
With ceiling spotlights, a bath with a shower over, WC, wash hand basin, tiled splashbacks, radiator.

Lined Loft Area
13' 5" x 9' 11" (4.08m x 3.02m)
With a double-glazed skylight-style window, wall-mounted electric heater, under-eaves storage, accessed via a loft ladder.





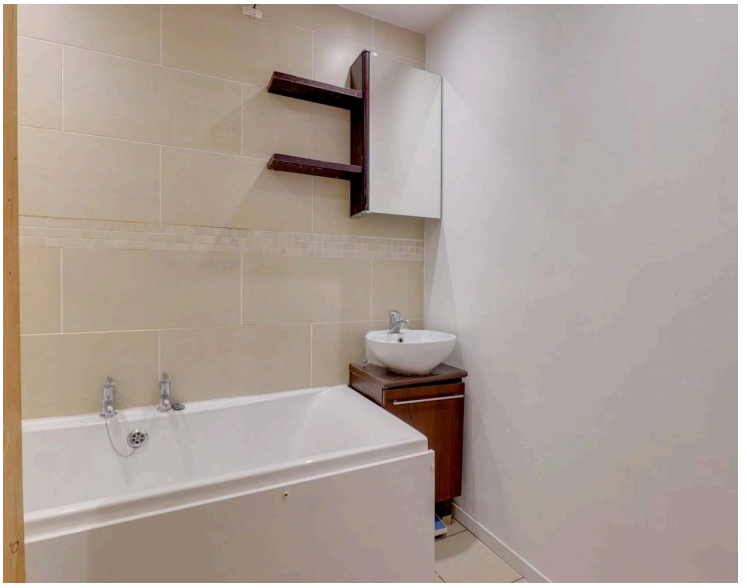












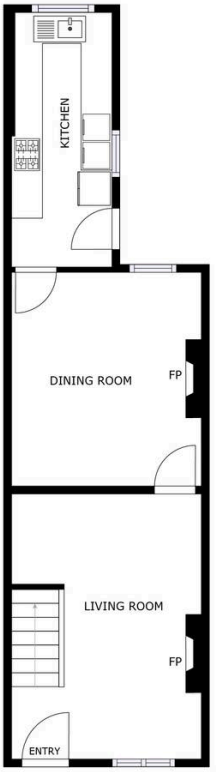
Garden

With a patio seating area, lawn, mature plant and shrub borders, fenced perimeter.

Parking

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 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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