



## 206 Welford Road, Leicester

£200,000 Freehold

A well-presented two-bedroom mid-terraced home in Clarendon Park, offered with no upward chain. Featuring an open plan kitchen dining room, modern bathroom and courtyard garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C



Knightsbridge  
Estate Agents

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### **Reception Room One**

12' 5" x 10' 2" (3.79m x 3.10m)

(into bay and recess). Features a double-glazed bay window to the front elevation, a fitted cupboard, and a radiator.

### **Open Plan Kitchen Dining Room**

Double-glazed window to the rear elevation and double-glazed door to the side elevation. Includes a built-in oven and electric hob with stainless steel chimney hood over, stainless steel sink and drainer unit, a range of wall and base units with work surfaces over, plumbing for washing machine, and a radiator.

### **First Floor Landing**

Access to bedrooms and bathroom.

### **Bedroom One**

11' 0" x 10' 2" (3.35m x 3.10m)

With a double-glazed window to the front elevation, a built-in cupboard and a radiator.



### **Bedroom Two**

11' 0" x 7' 1" (3.35m x 2.16m)

With a double-glazed window to the rear elevation, a built-in cupboard and a radiator.

### **Bathroom**

8' 9" x 5' 7" (2.67m x 1.70m)

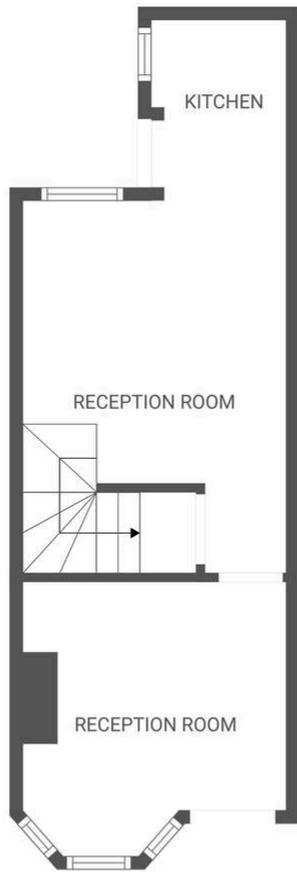
With a double-glazed window to the rear elevation, bath with shower over, wash hand basin, low-level WC, wall-mounted boiler, extractor fan and a heated towel rail.

### **Rear Garden**

Courtyard style garden with a gravelled area, a walled and fenced perimeter, and side access to Fleetwood Road.

### **Front Garden**

Walled front garden with a flower bed and steps to the front door.



Ground floor



1st floor

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

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