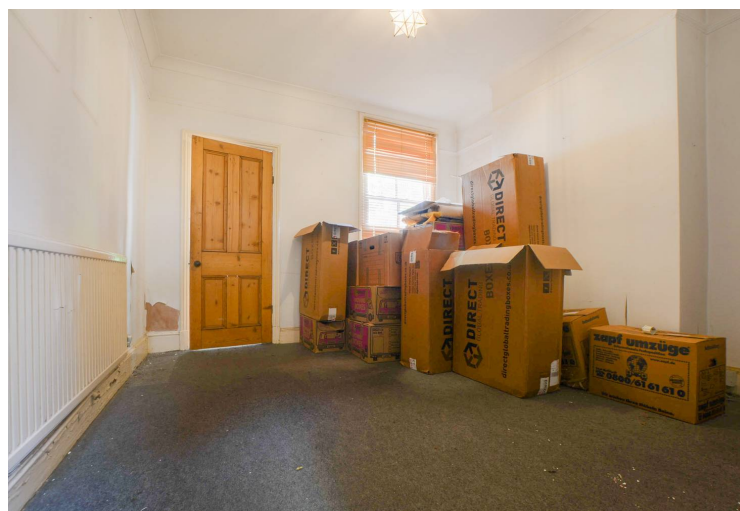




## 118 St. Leonards Road, Leicester

£200,000 Freehold

Period 2-bed terrace with box room in prime Clarendon Park! Near Queens Rd & Leicester Uni. Features 2 reception rooms, rear garden & great modernisation potential. Viewing highly recommended!

Council Tax band: B

Tenure: Freehold

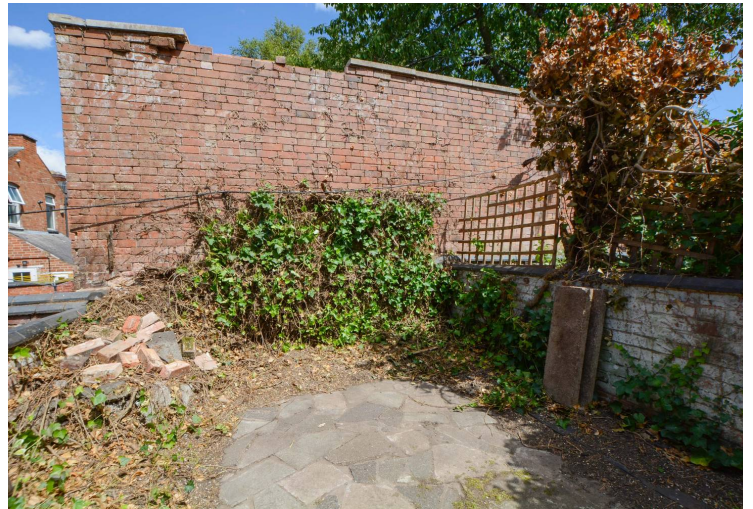
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



0116 274 5544





### Reception Room

13' 8" x 11' 2" (4.17m x 3.40m)

Glazed bay window to front elevation, stained wood floor, coving to ceiling, picture rail, and radiator.

### Reception Room

11' 9" x 11' 1" (3.57m x 3.39m)

Glazed sash window to rear elevation, chimney breast, coving to ceiling, picture rail, door providing access to a built-in cupboard, and radiator.

### Kitchen

9' 8" x 6' 0" (2.95m x 1.82m)

uPVC double-glazed window to side elevation, range of base and wall units with wood-effect rolled-edge laminated work surfaces incorporating a stainless steel sink and drainer, space for a freestanding electric hob and double oven, space for a fridge, floor-based boiler, plumbing for a washing machine, door providing access to the bathroom, and door to rear yard.



### **Bathroom**

8' 10" x 6' 0" (2.68m x 1.83m)

Obscured glazed window to side elevation, bath with shower over, low-level WC, wash hand basin, tiled splashbacks, and radiator.

### **Landing**

### **Bedroom One**

12' 8" x 11' 3" (3.86m x 3.42m)

Glazed sash window to front elevation, stained wooden floor, chimney breast, and radiator.

### **Bedroom Two**

12' 9" x 11' 9" (3.88m x 3.59m)

Glazed sash window to rear elevation, built-in over-stairs cupboard, stained wooden flooring, chimney breast, radiator, and door to box room.

### **Box Room**

9' 3" x 6' 2" (2.82m x 1.87m)

Glazed sash window to rear elevation and polished stained wooden flooring.

### **Front Garden**

With a pathway providing access to the front door.

### **Rear Garden**

Patio area; recently cleared garden (weeds removed, no lawns, features borders).

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

**We'll keep you moving...**



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