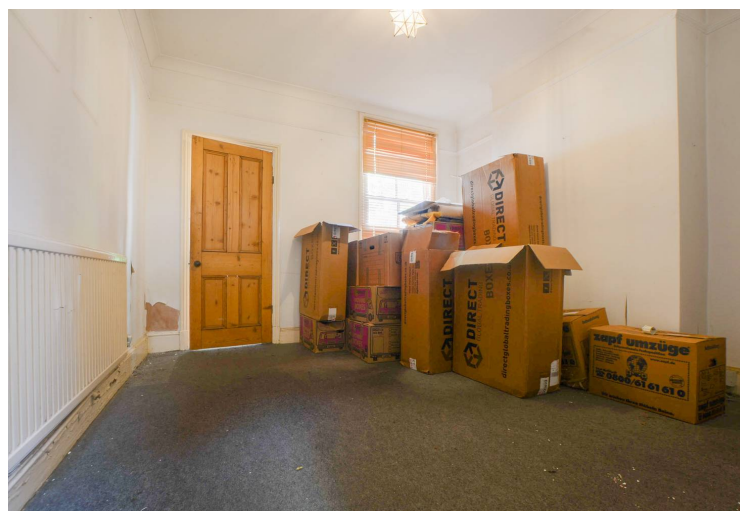




St. Leonards Road, Leicester

£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: E

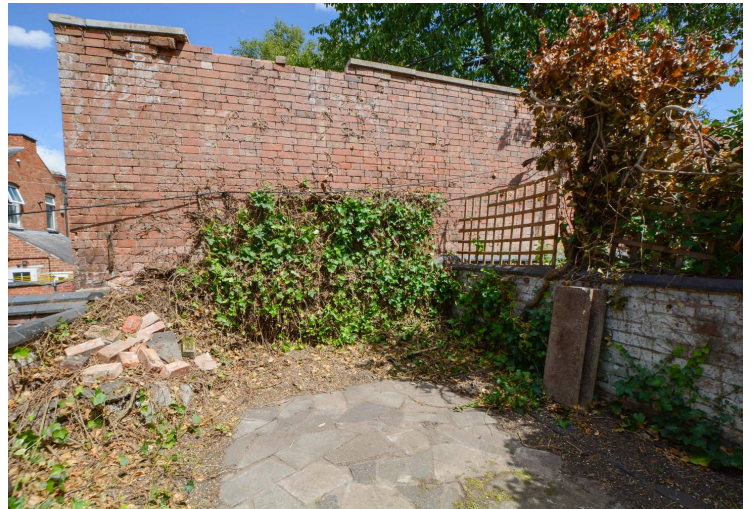
EPC Environmental Impact Rating:



Knightsbridge
Estate Agents

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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.

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