

258 Clarendon Park Road, Leicester

Leicester

£240,000



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- CHARMING BAY WINDOW CHARACTER TERRACE HOME
- ORIGINAL FEATURES INCLUDING ORIGINAL FIRE SURROUNDS, PICTURE RAILS & STRIPPED DOORS THROUGHUT
- LOUNGE, DINING ROOM, COTTAGE STYLE KITCHEN & UTILTY AREA
- TWO BEDROOMS
- FOUR PIECE BATHROOM & DOWNSATIRS WC
- EASILY MAINTAINABLE NICELY PRESENTED GARDENs
- POPULAR LOCATION WITHIN WALKING DISTANCE LOCAL FACILITIES
- EASY ACCESS UNIVERSITIES, MAIN TRAIN STATION & VICTORIA PARK
- GAS HEATING & DOUBLE GLAZING
- NO ONWARD CHAIN







DETAILED ACCOMMODATION
Hardwood door leading to;

LOUNGE
13' 11" x 11' 0" (4.24m x 3.35m)
Feature cast iron fire surround, radiator, UPVC sealed double glazed sash bay window, ornate coving, central ceiling rose.

INNER LOBBY
Understairs cupboard housing electric meter.

DINING ROOM
11' 10" x 11' 0" (3.61m x 3.35m)
UPVC picture window overlooking rear garden, feature cast iron and hardwood fire surround. enclosed stairs leading to first floor accommodation, radiator.

KITCHEN
13' 6" x 5' 10" (4.12m x 1.78m)
Fitted in a range of cottage style hand made solid wood units comprising Belfast sink with taps over and cupboards under, matching base units with Butcher block work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, glazed display cabinet, tiled splash backs, built in oven and four piece gas hob extractor fan over, sealed double glazed window.

CLOAKROOM/WC
Low level WC and corner sink unit, sealed double glazed window

UTILTY ROOM
Work surface with utility space under with plumbing for washing machine, wall mounted gas boiler, space for large fridge/freezer, door to rear garden

FIRST FLOOR LANDING

BEDROOM 1
11' 5" x 11' 0" (3.48m x 3.35m)
Radiator, UPVC sealed double glazed sash window.

BEDROOM 2







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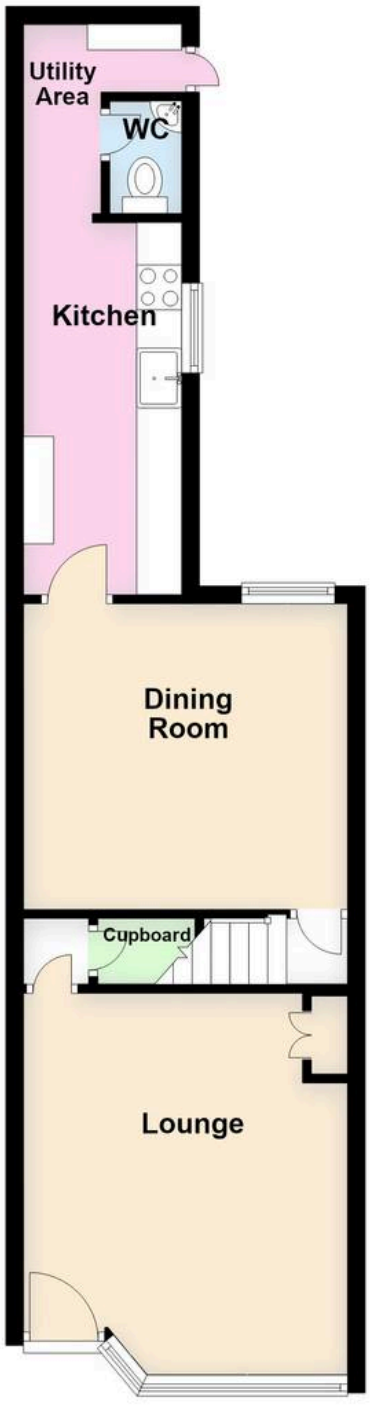
REAR GARDEN

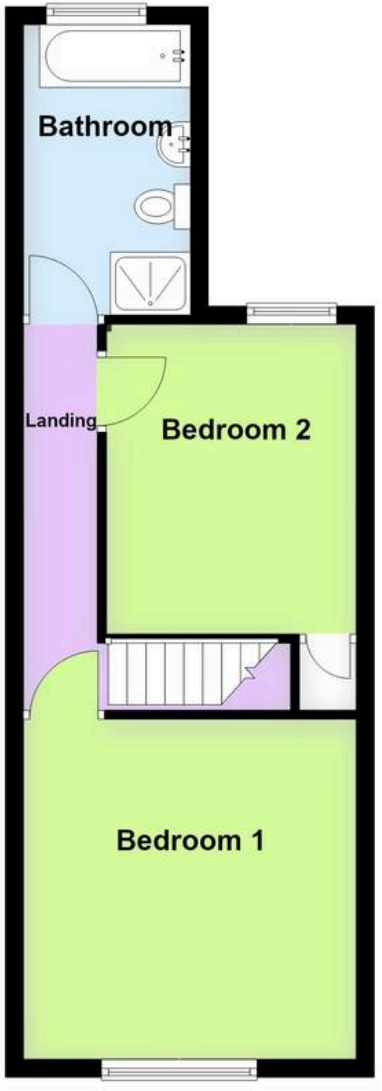
ON STREET

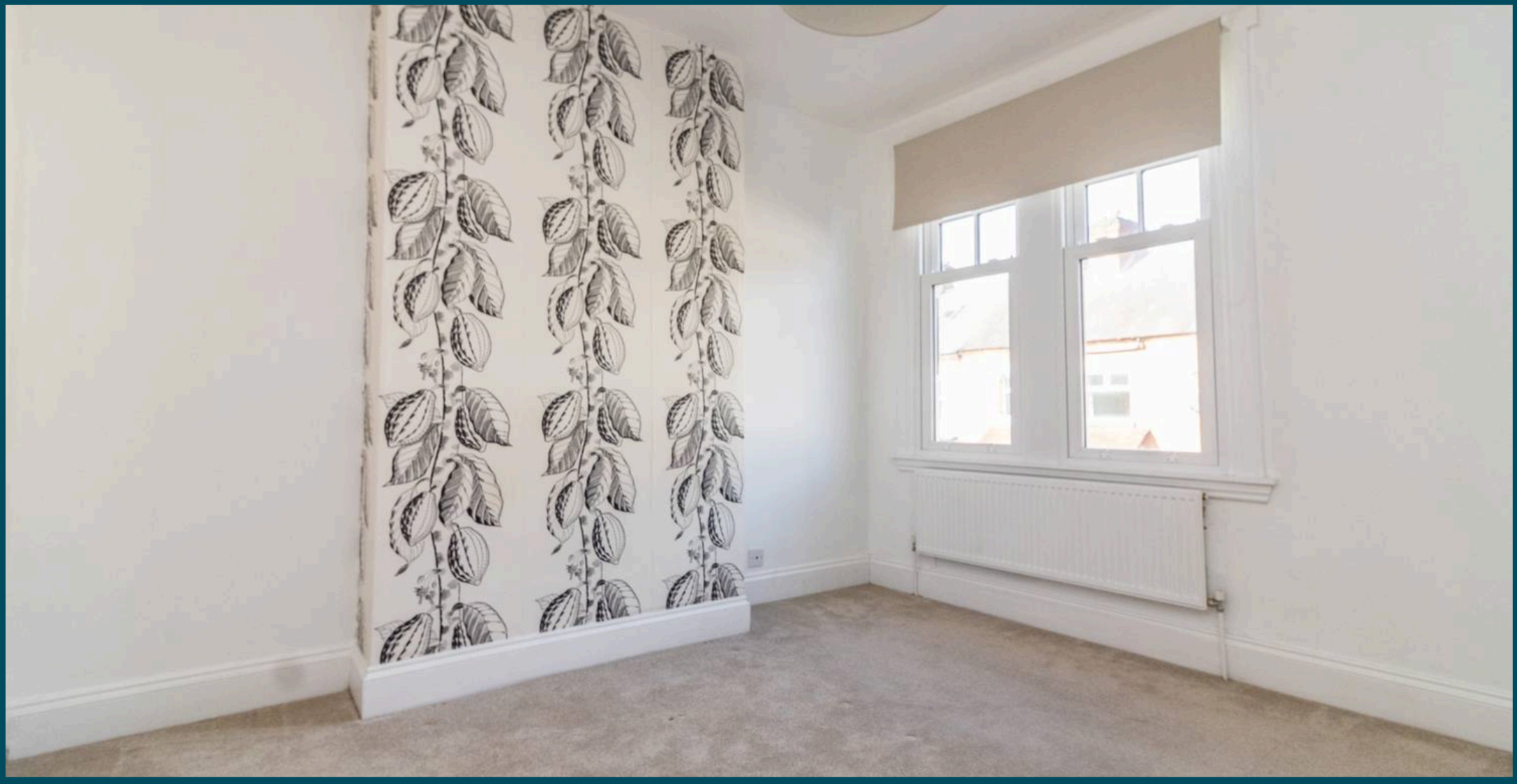
1 Parking Space

Ground Floor



First Floor





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