



269 Clarendon Park Road, Leicester

£215,000 Freehold

Charming 2-bed Victorian terrace in Clarendon Park. Features 2 reception rooms, modern kitchen & bathroom, period details, and a lawned garden with store. Close to Queens Road. No chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

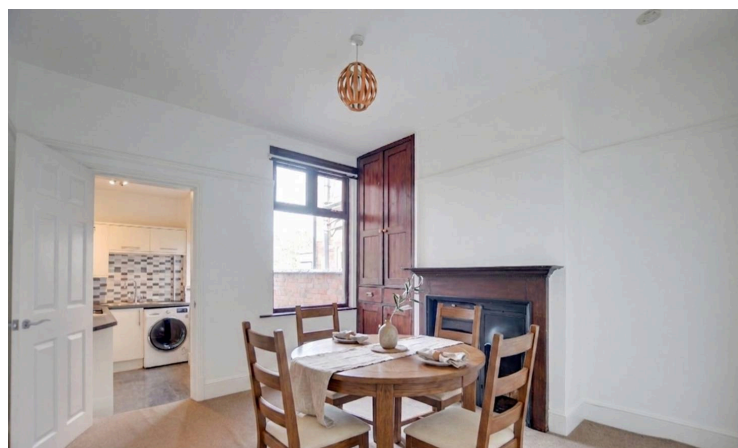


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Furniture and decorative items have been digitally added using Artificial Intelligence for illustrative purposes only. The property's layout, dimensions and permanent fixtures remain unchanged.



AI-ENHANCED IMAGE. Furniture and decorative items have been digitally added using Artificial Intelligence for illustrative purposes only. The property's layout, dimensions and permanent fixtures remain unchanged.



Front Reception Room

13' 9" x 10' 10" (4.20m x 3.30m)

Double glazed bay window to front elevation, coving to ceiling, ceiling rose, picture rail, living flame effect gas fire with marble inset and hearth and fire surround, radiator covered radiator.

Rear Reception Room

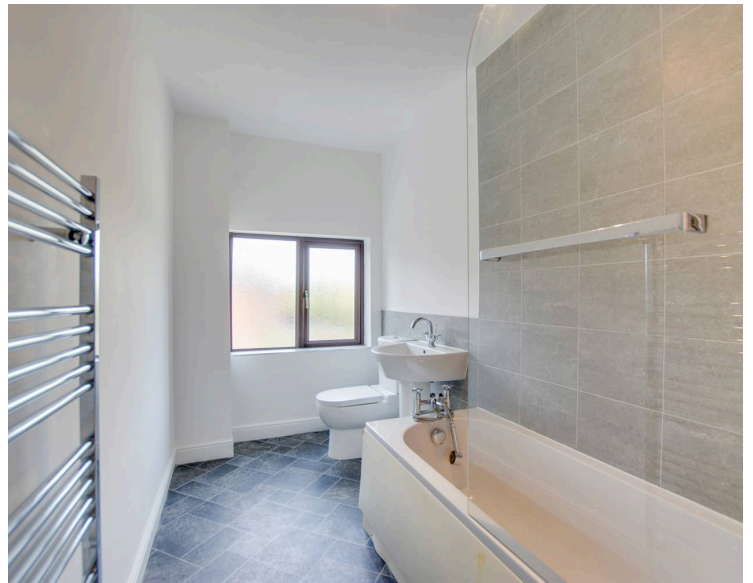
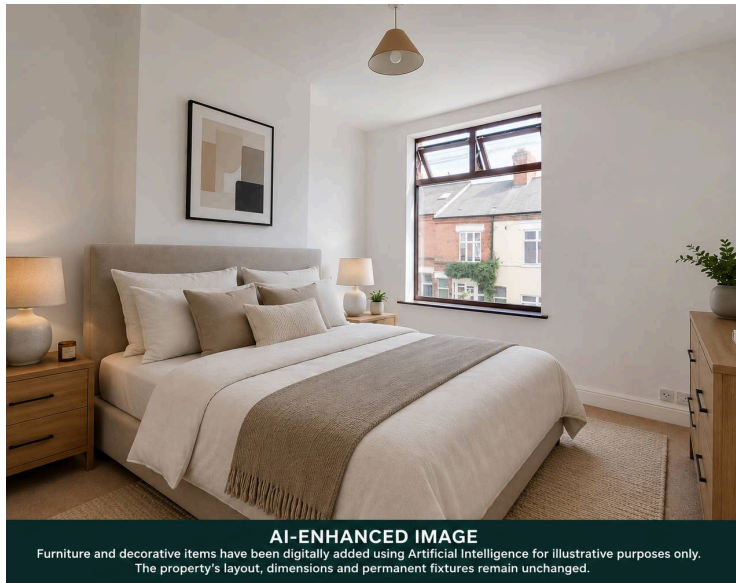
11' 2" x 10' 10" (3.40m x 3.30m)

Double glazed window to rear elevation, stairs to first floor with under-stairs storage cupboard, picture rail, original style storage cupboards and drawers, period style fireplace and stove with fire surround, radiator.

Kitchen

9' 2" x 5' 3" (2.80m x 1.60m)

Double glazed door and window to side elevation, stainless steel sink and drainer unit with range of wall and base units with work surfaces over, built-in oven, gas hob with stainless steel chimney hood over, plumbing for washing machine, space for fridge, space for freezer in outbuilding or under the stairs, tiled flooring.



First Floor Landing

Inset ceiling spotlights, radiator.

Bedroom One

11' 2" x 10' 10" (3.40m x 3.30m)

Double glazed window to front elevation, radiator.

Bedroom Two

11' 2" x 7' 10" (3.40m x 2.40m)

Double glazed window to rear elevation, built-in cupboard, further storage cupboards, loft access in built-in cupboard, radiator.

Bathroom

13' 5" x 5' 3" (4.10m x 1.60m)

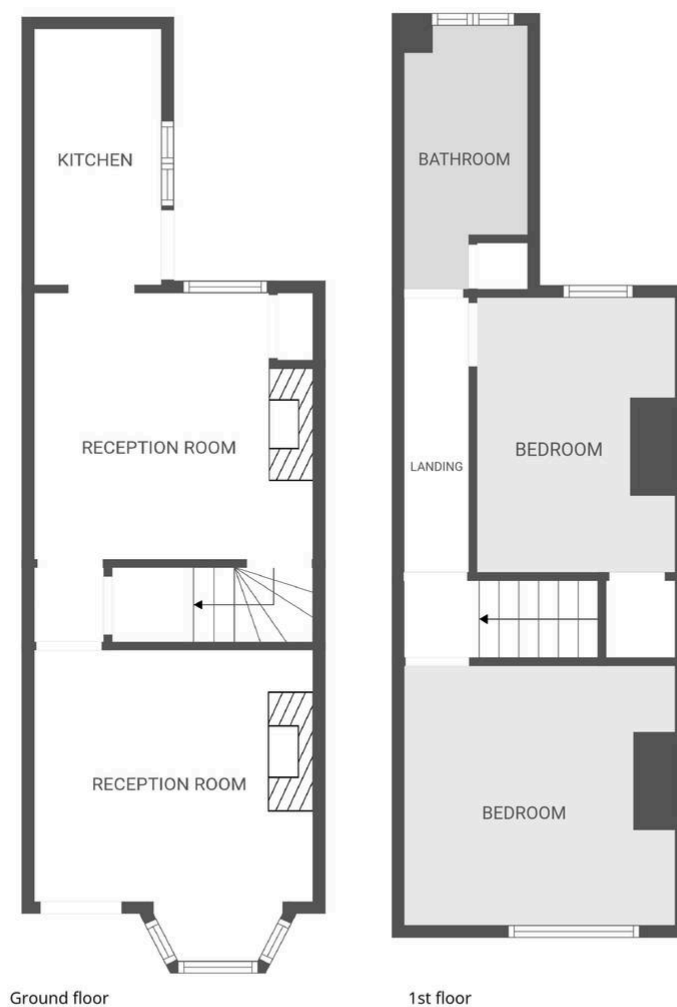
Double glazed window to rear elevation, bath with mixer tap shower attachment and further electric shower over, pedestal wash hand basin, low level WC, cupboard housing boiler, lino flooring, heated chrome towel rail.

Front Garden

Paved, walled front forecourt.

Rear Garden

Paved patio with outside WC and outside store (providing space for freezer), mainly lawned rear garden with walled and fenced perimeter, side access across neighboring property to the passage.



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

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