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ClarendonPark Road, Clarendon Park, Leicester, LE2 3AQ

Guide Price: £210,000 to £220,000



- Bay Fronted Home
- Two Reception Rooms
- Fitted Kitchen
- Two Spacious Bedrooms
- Bathroom Suite & Shower
- Front & Rear Gardens
- Available With No Onward Chain
- Ideal First Time Buyer / Investor

In the heart of one of Leicester's most popular residential suburbs, Clarendon Park, is this charming Victorian mid-terrace property which offers well-laid-out accommodation

Retaining an abundance of original features with traditional wood floors throughout and big windows that allow the light to flood in, there are two reception rooms and the fitted kitchen downstairs, with two double bedrooms and a bathroom upstairs. Outside at the rear is ample storage space and a good-sized garden.

The property is approached via a paved pathway and a step up to the part-glazed front door, with glazed window above, with a small front garden bordered by a low wall. Upon entering the porch, handy for boots and coats, a further door opens into the bright living room, which features a painted wood floor, a deep bay window overlooking the front, a built-in cupboard with louvre doors in one alcove and an attractive electric coal-effect fireplace with surround.

A door leads into an inner hall, where you will find storage space beneath the stairs. From there is access to the well-proportioned dining room, which looks out over the rear garden. up to the first floor.



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Oliver Rayns Limited Registered Office Address: 106 Queens Road, Clarendon Park, Leicester LE2 3FL.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		68
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	