

Orlando Road
Clarendon Park, Leicester

Offers Over: £225,000



Oliver Rayns
ESTATE AGENTS



- Two Double Bedrooms And Study
- Quiet Cul-De-Sac In Clarendon Park
- Victorian Mid-Terrace
- Living Room With Original Fireplace
- Dining Room With Alcove Shelving
- Modern Galley Kitchen
- Ground Floor Bathroom With Skylight
- Herringbone Flooring In Dining Room
- Private Courtyard Garden
- Established Front Garden



Two bedroom Victorian mid-terrace home set within a quiet cul-de-sac in the ever popular Clarendon Park.

Set back behind a pretty, well-tended front garden and iron railings, this Victorian terraced home makes an instant impression, with pale blue paintwork, a mosaic tiled path, and climbing greenery framing the entrance. Step inside and the living room greets you first, a calm, blush-toned reception with a period fireplace surround, coving to the ceiling, and plenty of space to unwind. Beyond, the dining room opens out in a soft powder blue, its own fireplace and alcove shelving giving the room real character, while herringbone flooring runs through and a window over the table pulls in natural light.

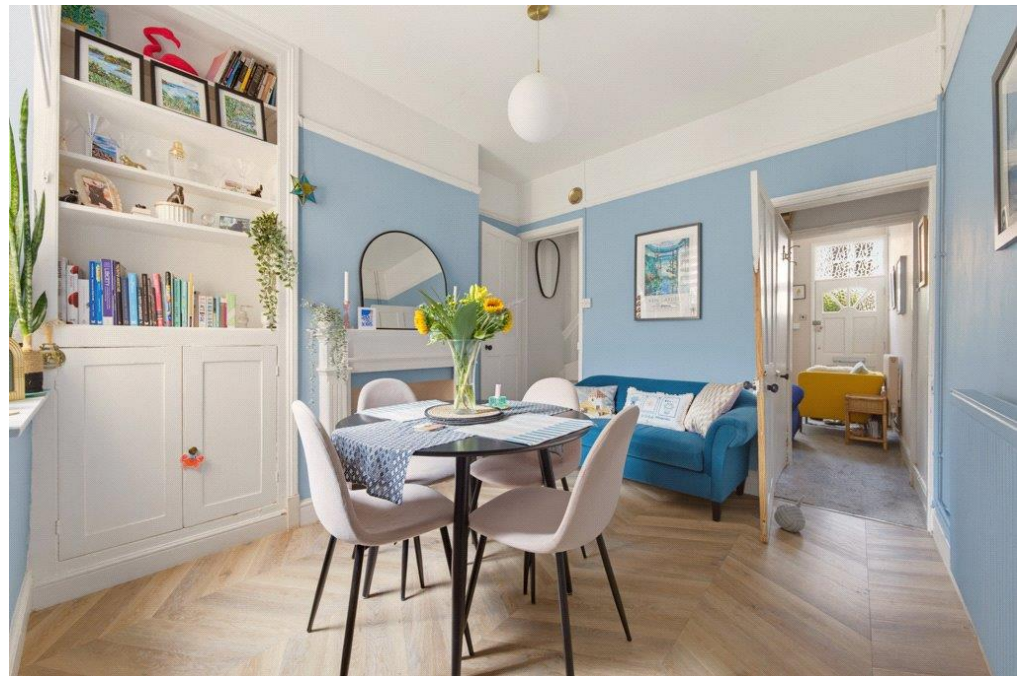
The kitchen sits to the side, a neat galley design finished in sage green cabinetry with marble-effect worktops, gas hob, and space for all the essentials, positioned conveniently close to the ground floor bathroom, a crisp white three-piece suite with part-tiled walls and a skylight overhead.

Upstairs, the first floor delivers two well-proportioned double bedrooms. Bedroom one is dressed in a rich berry hue with its own decorative fireplace, while bedroom two takes on a softer lilac tone, complete with built-in shelving and a second fireplace feature, both rooms retaining lovely period charm. A versatile study completes the first floor, fitted with shelving and desk space, ideal for working from home.

Outside, the rear garden offers a low-maintenance courtyard style space, gravelled and gated, with room for seating and pots, a private spot to enjoy the sunshine, tucked away from the street.

This delightful Victorian home is nestled in the centre of Clarendon Park, lying approximately a mile to the south of the city centre. The sought after area offers local day-to-day shopping and an abundance of trendy bars and restaurants can be found on the Queens Road, just a minute's walk away.

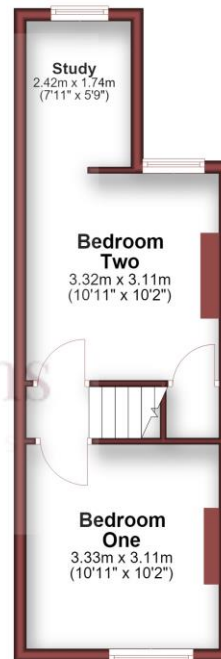
The city centre, professional quarters and mainline railway station with fast services to London St Pancras are only a short distance away, across Victoria Park and down the leafy New Walk. The property is also excellently situated for both of Leicester's universities, Leicester Royal Infirmary, and renowned schooling for all ages.



Ground Floor
Approx. 32.3 sq. metres (347.5 sq. feet)



First Floor
Approx. 28.3 sq. metres (304.2 sq. feet)



Total area: approx. 60.6 sq. metres (651.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.

Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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