
Adderley Road, Clarendon Park
Leicester
Asking Price £300,000

The Property

Set on a quiet residential road in Clarendon Park, this red-brick period terrace offers four bedrooms, original fireplaces and a long walled garden, all within a short stroll of Queens Road.

The house sits behind a small walled forecourt, with a full-height bay window, crisp white sash-style frames and a recessed entrance porch giving it a quietly confident face to the street. It's a classic Clarendon Park frontage, and it sits comfortably among the neighbouring terraces that make this one of Leicester's best-loved period roads.

Inside, a hallway runs the length of the ground floor. At the front, the original front reception currently works as a generous bedroom, with the bay window drawing in plenty of light and a cast iron fireplace with a carved surround on the chimney breast. Behind it, the living room has good ceiling height, a ceiling rose and cornicing, wood-effect flooring and French doors opening onto the side return. The kitchen diner runs along the back of the house, with a long run of light wood units, dark worktops, a gas hob with a stainless steel extractor, space for a washing machine, and a door out to the garden.









Upstairs, the principal bedroom stretches across the front of the house, with built-in wardrobes in the alcoves either side of the chimney breast and a window looking over the road. The second double bedroom sits in the middle of the plan and keeps its original fireplace, and a third bedroom at the rear looks over the garden. The bathroom has a panelled bath, pedestal basin and WC, finished in neutral tiling.

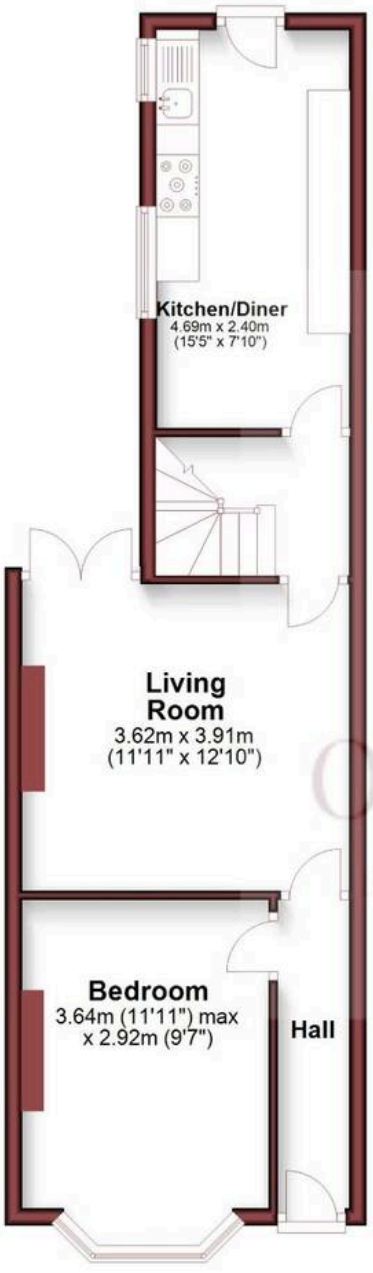
Outside, a narrow side return leads to a long walled garden with a paved path running down to a brick outbuilding. The outbuilding is painted inside and has lighting, so it's useful as a store, workshop or hobby space. The garden itself gives an incoming buyer a blank canvas to landscape as they'd like.

The Location

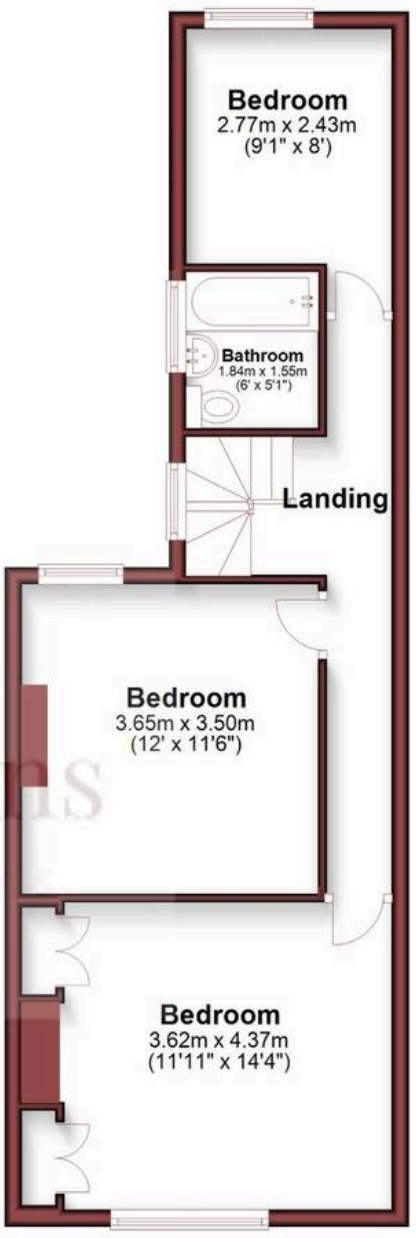
Adderley Road sits in the heart of Clarendon Park, a short walk from the independent shops, cafés, bakeries and restaurants on Queens Road and Allandale Road. Victoria Park, the University of Leicester and Leicester Royal Infirmary are all close by, so the area has long been popular with professionals, academics and families alike. Stoneygate and Knighton are on the doorstep, the city centre is within easy reach, and Leicester railway station has trains to London St Pancras in a little over an hour. Parking is on the street, and the property is freehold with an EPC rating of D.

- Bay-Fronted Period Terrace
- Four Bedrooms Across Two Floors
- Ground Floor Bedroom With Bay Window
- Living Room With French Doors
- Galley Kitchen Diner With Gas Hob
- Walled Rear Garden With Brick Outbuilding
- Moments From Queens Road And Victoria Park
- No Upward Chain

Ground Floor



First Floor



Whilst every attempt has been mades 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.



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