





Avenue Road, Clarendon Park

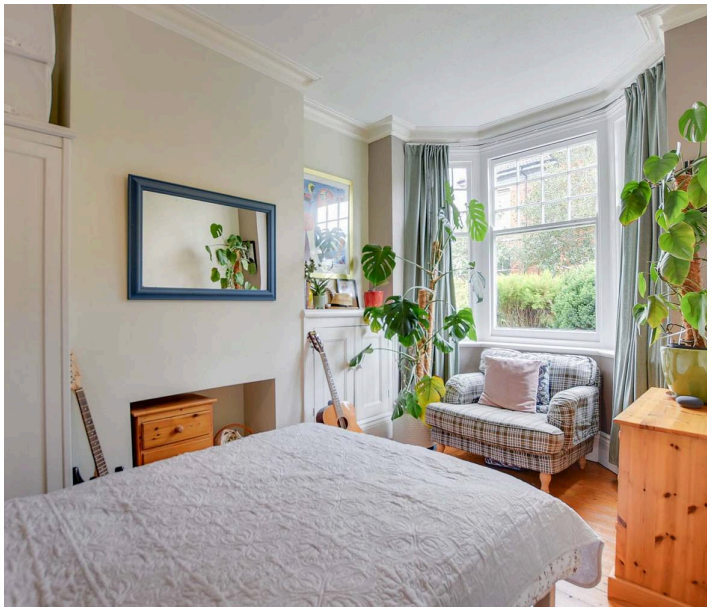
£300,000

Attractive period terrace in Clarendon Park CUL-DE-SAC with planning permission granted to convert from two flats to a three-bed home. Character features with a modern feel.

Knightsbridge Estate Agents

0116 274 5544







Ground Floor Flat

Entrance Hall

With wooden flooring and an understairs cupboard.

Reception Room/Bedroom

13' 5" x 8' 10" (4.09m x 2.69m)

With a bay window to the front elevation, coving to the ceiling, ceiling rose, meter cupboard, wooden flooring and a radiator.

Living Room

11' 0" x 9' 5" (3.35m x 2.87m)

With a window to the rear elevation, TV point, wooden flooring and a radiator.

Kitchen

11' 1" x 7' 5" (3.38m x 2.26m)

With a door and window to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, oven, gas hob, stainless steel chimney hood, laminate flooring and a radiator.

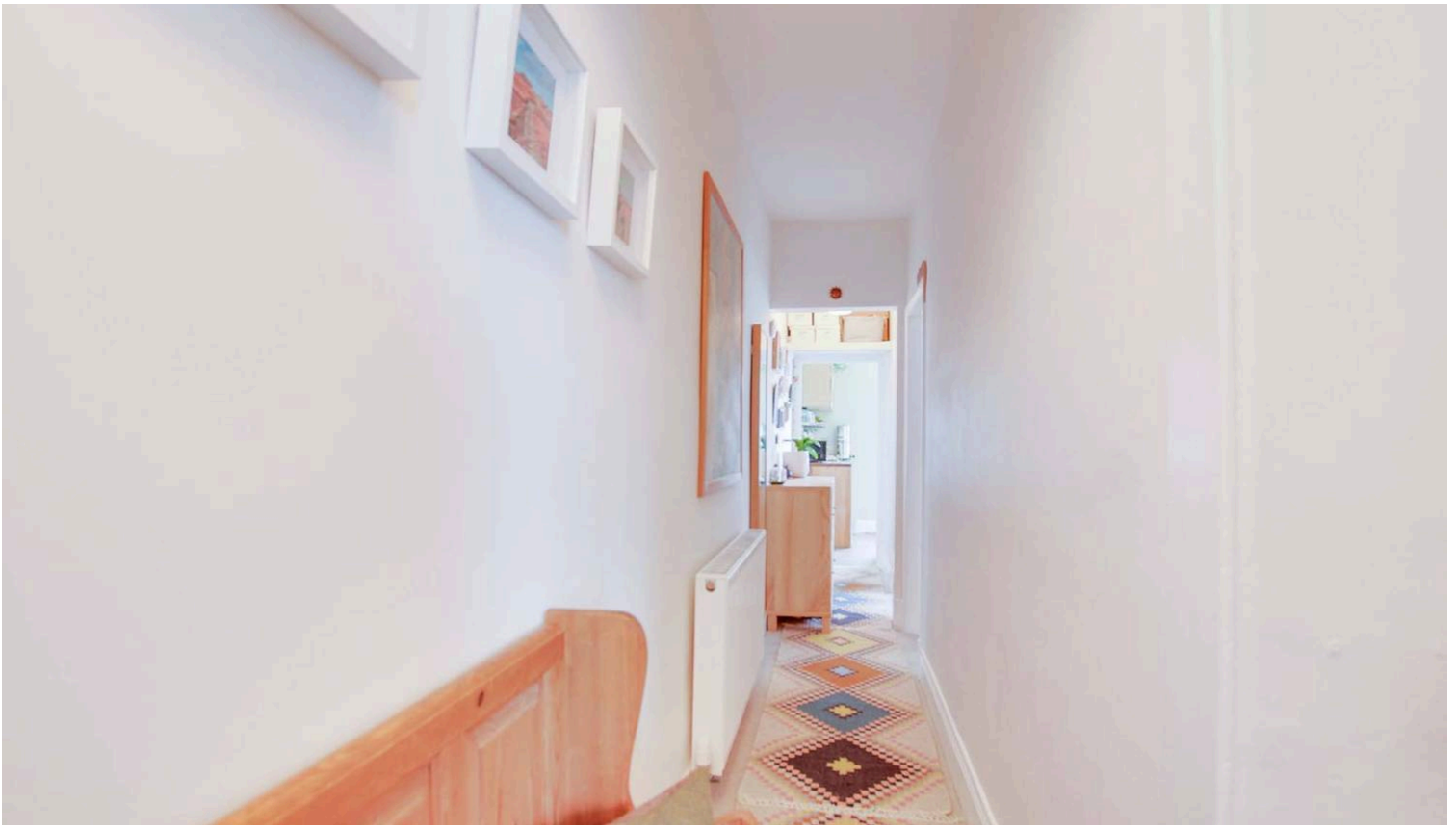
Lobby Area

With stoarge cupboard and access to:

Bathroom

6' 9" x 6' 5" (2.06m x 1.96m)

With a double-glazed window to the rear elevation, bath with shower over, wash hand basin, WC, tiled flooring and a radiator.



First Floor Apartment
Accessed via a rear door from the garden.

Landing
With a radiator.

Sitting Room
14' 2" x 11' 0" (4.32m x 3.35m)
With a window to the front elevation, a decorative fireplace and two radiators.

Bedroom
11' 0" x 10' 10" (3.35m x 3.30m)
With a double-glazed window to the rear elevation, a built-in cupboard and a radiator.

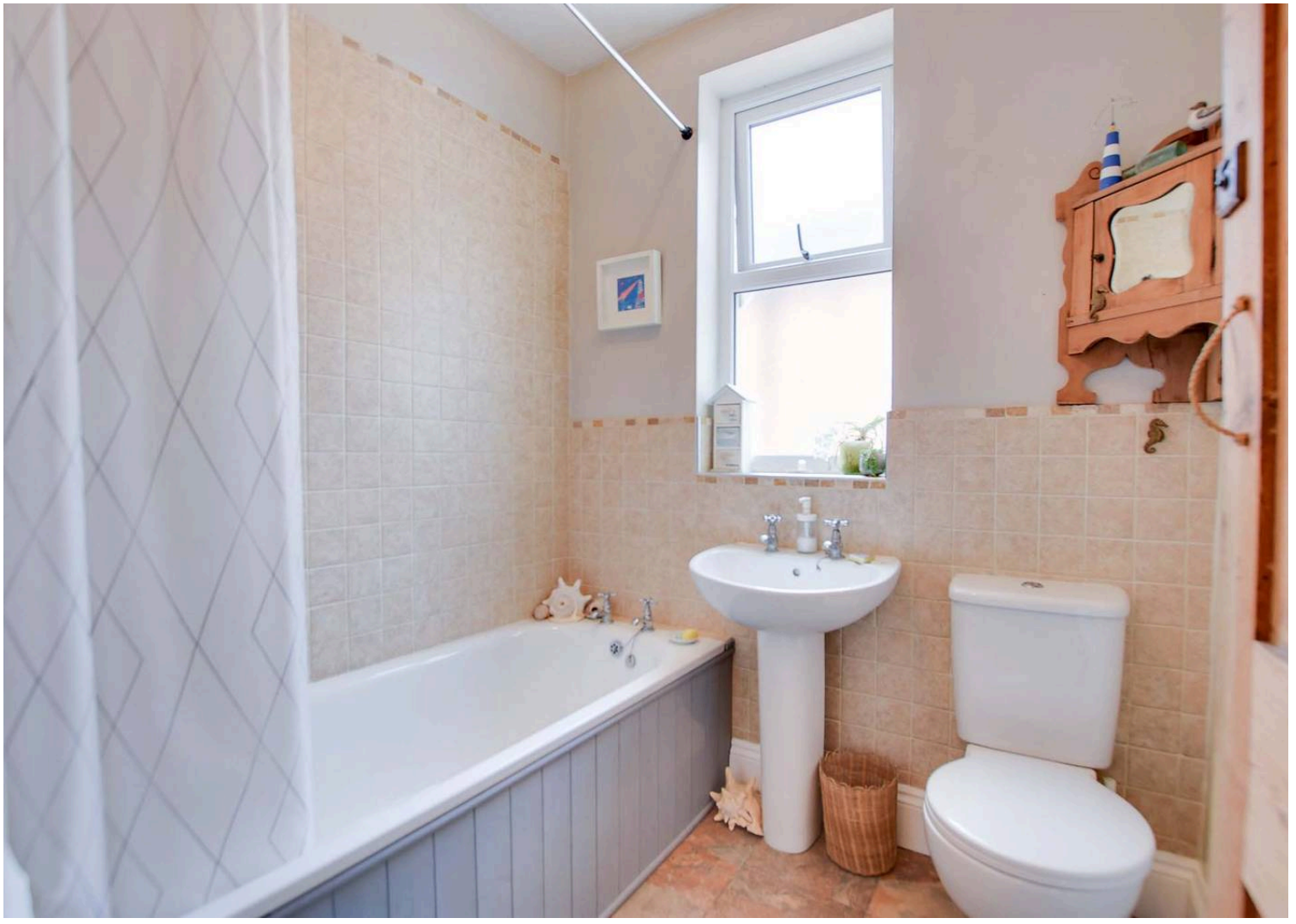
Bathroom
6' 5" x 5' 9" (1.96m x 1.75m)
With a double-glazed window to the side elevation, bath with a shower over, wash hand basin, WC, tiled flooring and a radiator.

Kitchen
9' 1" x 7' 5" (2.77m x 2.26m)
With a double-glazed window to the rear elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, gas cooker point, wall mounted boiler, space for a washing machine, tiled flooring and a radiator.

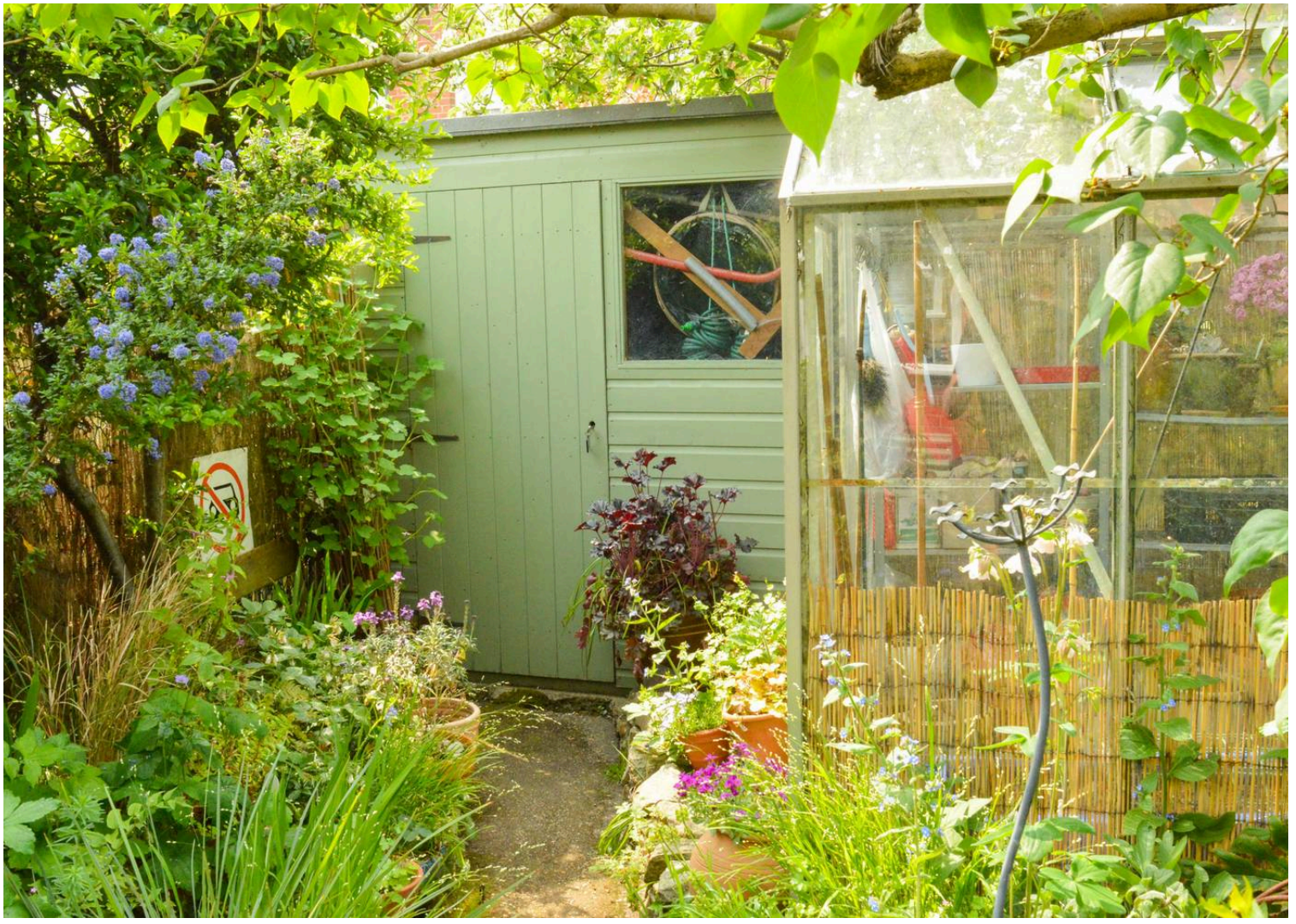


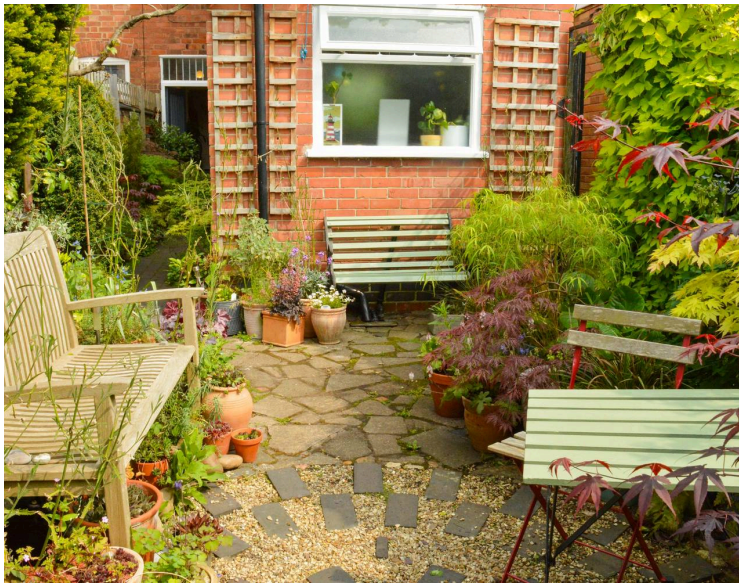


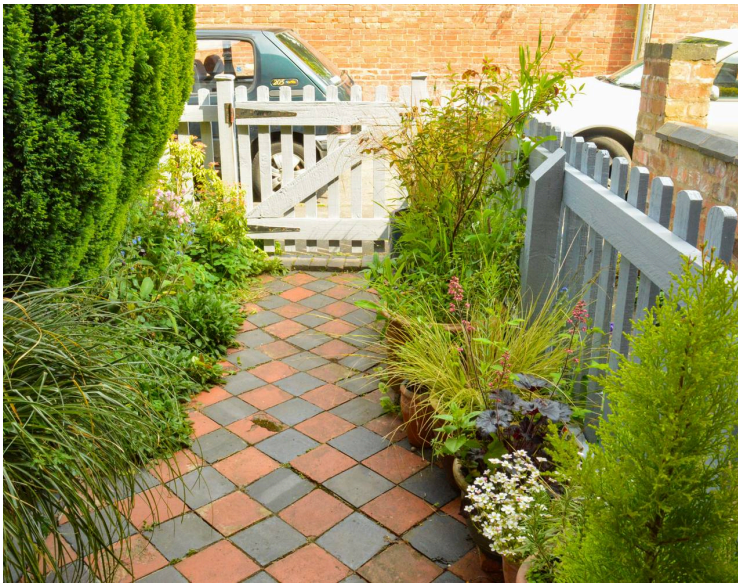

UMBERTO
ECO











REAR GARDEN

An attractive, established, and mature garden with well-stocked flower beds, shed, greenhouse, fencing and walled perimeter, outside tap and gate to side access.

FRONT GARDEN

A gated front garden with plant and shrub borders and further gated access to the upstairs flats.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



The property is well located for everyday amenities and services, including local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Victoria Park and Queens Road shopping parade with its specialist shops, bars, boutiques and restaurants are also within close proximity.
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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