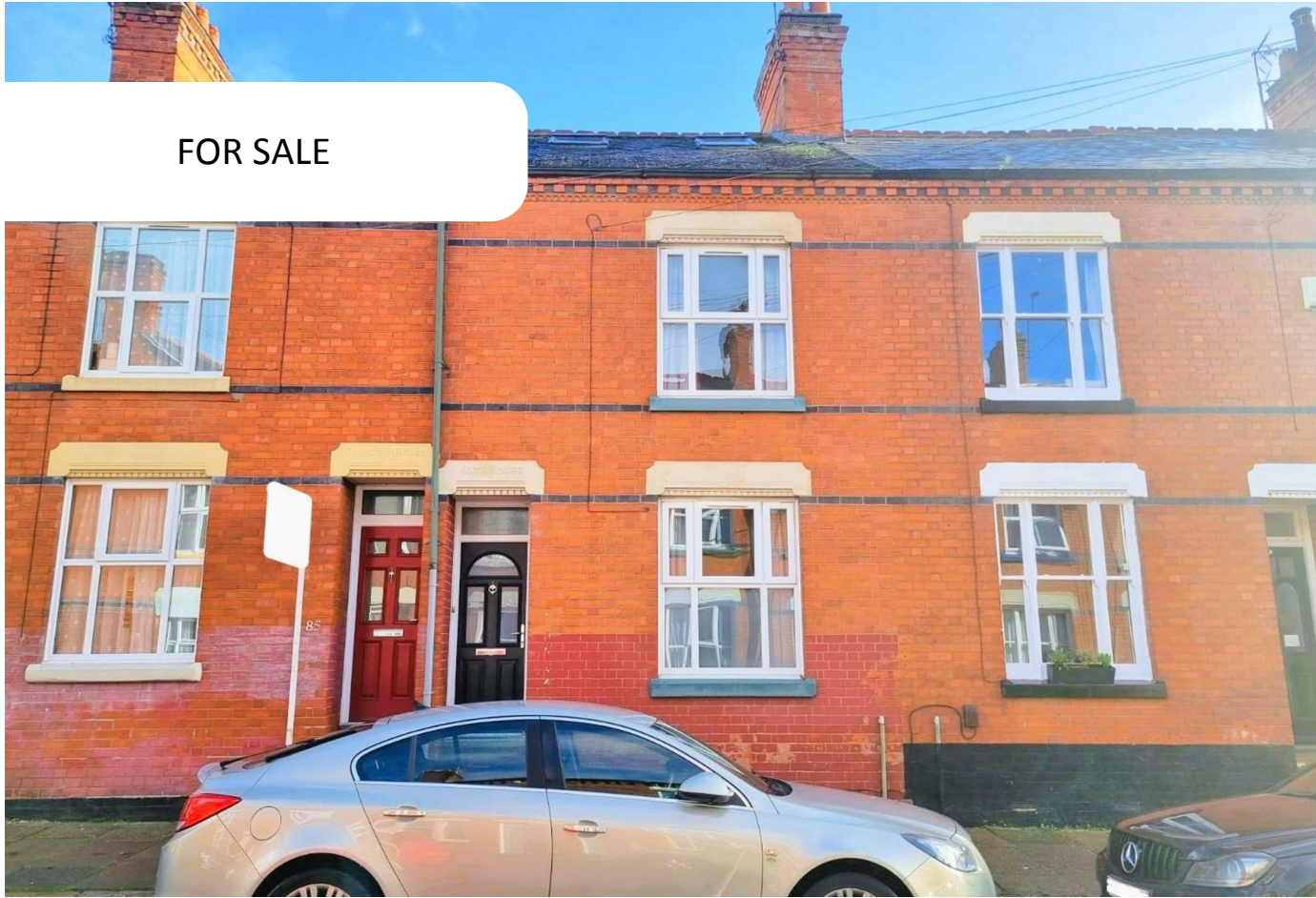


FOR SALE

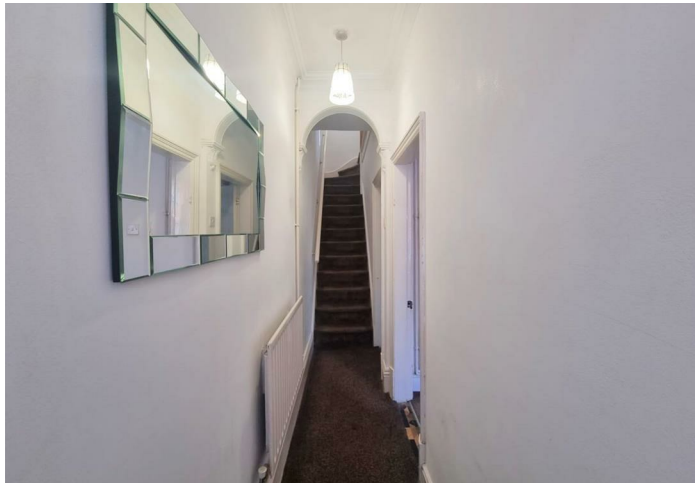


# HOWARD ROAD CLARENDON PARK LEICESTER LE2 1XP

## £287,500

### FEATURES

- 4 Bedroom House
- 2 Reception Rooms
- Bathroom + Shower Room
- Double Glazing
- Close to Victoria Park
- 3 Storeys
- Kitchen
- Gas Central Heating
- Close to Local Shops
- Excellent Transport Links



 **SETHS**

# 4 Bedroom Mid Terraced House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

Carpeted flooring with a radiator, and stairs leading to the first floor.

### LOUNGE

11'6" x 11'2"

The lounge includes carpeted flooring, a meter cupboard, and a double-glazed window facing the front aspect.

### DINING ROOM

11'10" x 11'3"

This room features laminate flooring, a radiator, space for a fridge/freezer, a storage cupboard, and a double-glazed window facing the rear aspect.

### KITCHEN

10'9" x 6'11"

The kitchen has base and eye-level units, a cooker, a stainless steel sink with a mixer tap and drainer, plumbing for a washing machine, and space for a dryer. The room has lino flooring, partly tiled walls, a radiator, and a double-glazed window facing the side aspect.

## FIRST FLOOR

### BEDROOM 1

14'4" x 11'6"

Carpeted flooring, a radiator, and a double-glazed window facing the front aspect.

### BEDROOM 2

11'10" x 8'9"

Carpeted flooring, a radiator, and a double-glazed window facing the rear aspect.

## BATHROOM

The bathroom has a 4-piece suite, including a toilet, a wash hand basin with a mixer tap and vanity unit, a bathtub with a mixer tap and overhead shower, and a corner shower cubicle. The room has lino flooring, tiled walls, a towel radiator, and an extractor fan.

## SECOND FLOOR

### BEDROOM 3

11'6" x 8'2"

Carpeted flooring, a radiator, and a double-glazed window facing the rear aspect.

### BEDROOM 4

13'3" x 10'0"

Carpeted flooring, a radiator, and 2 skylights.

## SHOWER ROOM

The shower room includes a WC, a wash hand basin with a mixer tap and vanity unit, a corner shower cubicle, tiled flooring and walls, an extractor fan, a towel radiator, and a double-glazed window.

## OUTSIDE

To the rear of the property is a slabbed yard with brick walls surround.

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

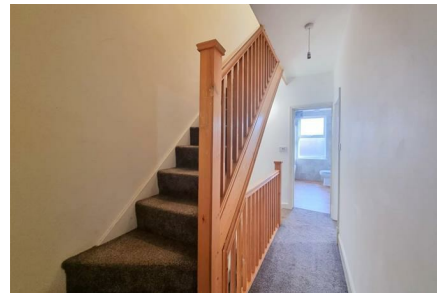
Council Tax Band: B

Council Tax Rate: £1,783.06

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

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Council Tax Band

B

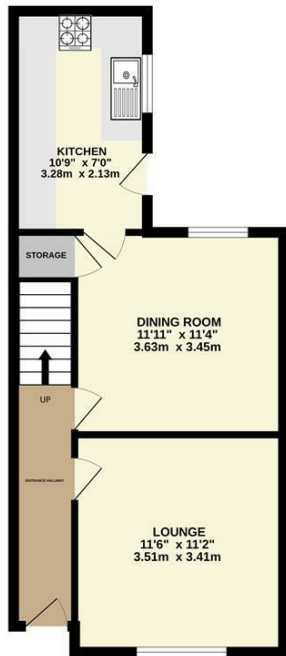
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

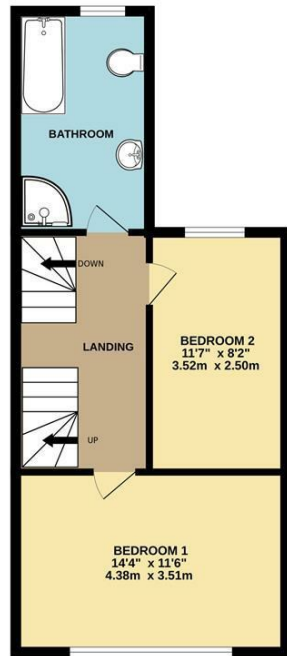
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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