



Knightsbridge Estate Agents

SELLING | LETTINGS | LAND & NEW HOMES



Montague Road, Clarendon Park, Leicester, LE2 1TH

£240,000 No Upward Chain

A great opportunity to purchase this three bedroom terrace home currently available as a HMO Article 4 residence. The property has been renovated to a high specification throughout providing bright and airy accommodation including a communal lounge, ground floor bedroom, fitted kitchen, utility area, first floor with two bedrooms and bathroom. The property is well located for everyday amenities and services, including schooling, universities, Leicester City Centre and the fashionable Queens Road shopping parade with its specialist shops, bars, boutiques and restaurants. Outside enjoys a rear courtyard garden.



CLARENDON PARK
72 QUEENS ROAD
T. 0116 274 5544

OADBY
49 THE PARADE
t. 0116 271 3333

WIGSTON
34 LEICESTER ROAD
t. 0116 288 4888

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Property Specification

Bedroom One (ground floor) 11'4" x 11'

With window to the front elevation, open fireplace with surround and hearth, wooden floor, built-in meter cupboard, radiator.

Communal Lounge 15'4" x 11'1"

With window to the rear elevation, open fireplace with surround and hearth, stairs to first floor, under stairs storage cupboard, radiator.

Kitchen 6'9" x 5'1"

With two windows and door to side elevation, wall and base units with work surfaces over, stainless steel sink and drainer unit, built-in oven and hob, laminate floor, radiator.

Utility Area 7'4" x 5'6"

With window to the side elevation, plumbing for washing machine, boiler, shelving, laminate floor, space for fridge freezer.

First Floor

With wooden floor, loft access.

Bedroom Two 11'5" x 11'1"

With window to the front elevation, cast iron open fireplace with surround, built-in cupboard, radiator.

Bedroom Three 8'3" x 4'1"

With window to the rear elevation, built-in cupboard, cast iron fireplace, wooden floor, radiator.

Bathroom 11" x 6'6"

With window to the rear elevation, bath with shower over, low-level WC, wash hand basin, wooden floor, radiator.



Features

- ✎ Article 4 Student Property
- ✎ No Upward Chain
- ✎ Communal Lounge
- ✎ Three Bedrooms
- ✎ Bathroom
- ✎ Rear Garden
- ✎ Bright and Airy Accommodation
- ✎ Close to Queens Road Shopping Parade



Property Specification (continued)

Rear Garden

With paved patio area, flowerbeds and shrubs, gravelled area, rear access.

Tenure

Freehold

Council Tax

Band A



Property Layout



Energy Efficiency Rating

Current Rating – D 60

Potential Rating – B 84



Important Note: Room Specifications

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements.

We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge estate agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property.'

Important Note: Floorplans

The floor plans are NOT TO SCALE, and are intended for use as a guide to the layout of the property only.

They should NOT be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

