



Orlando Road

Clarendon Park, Leicester, LE2 1WN



Oliver Rayns
ESTATE AGENTS

A particularly attractive Victorian end of terrace property on a quiet cul-de-sac in the heart of fashionable Clarendon Park, boasting two bedrooms with a master ensuite, traditionally styled living accommodation, and a quaint courtyard style garden.



- Victorian End of Terrace
- Two Double Bedrooms
- Stylish Ensuite Shower Room
- Living Room And Dining Room
- Kitchen With Appliances
- Downstairs Family Bathroom
- Quaint Courtyard Garden
- Quiet Cul-De-Sac Location
- Highly Desirable Clarendon Park
- Ideal First Home Or Investment





Property

An exciting opportunity to acquire a flush fronted terraced property with timber windows, making an ideal first time purchase or investment for a professional let with the estimated rental income of £850 per calendar month, equating to a 4.5% yield.

Entering the property via a composite door into a light and airy living room flowing through into the dining room via a door. The dining room features timber effect flooring leading through into the kitchen. The larger than average galley kitchen has been fitted with a range of off white shaker style wall and base units with a dark laminate rolled edge worksurface encompassing an electric hob and oven, ceramic sink and drainer unit with recesses and space for further freestanding appliances. Beyond the kitchen a rear lobby provides access into the courtyard garden and a family bathroom with a panelled bath with shower over, wash hand basin, and low flush WC.

The upper floor provides access to the two double bedrooms via a landing, the master boasting a stylish shower ensuite with a large shower enclosure with metro tiling, designer Philippe Starck Duravit wash hand basin, and WC lying to the front with a second double to the rear.

Outside

The front of the property sits behind a low level brick wall with a slatted patio leading to the front door. Parking for vehicles is available on the surrounding unrestricted streets. A traditional side alleyway provides access to the rear of the property.

To the rear of the property is a quaint courtyard styled garden decorated with slate chippings providing the ideal space for outdoor furniture and entertaining. Rustic styled low level brick walls define the property's boundaries while mature shrubbery to the rear provides privacy and greenery through the seasons.

Location

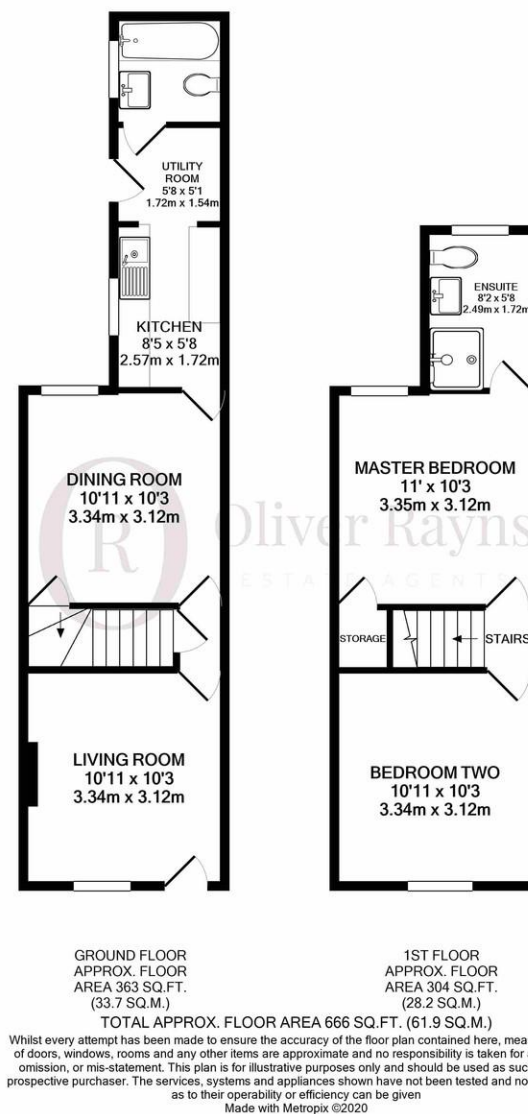
This delightful Victorian home is nestled in the centre of Clarendon Park, lying approximately a mile to the south of the city centre. The sought after area offers local day-to-day shopping and an abundance of trendy bars and restaurants can be found on the Queens Road, just a minute's walk away.

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.

Viewings and Directions

Strictly by appointment only through the sole agent Oliver Rayns.

Postcode for Sat Nav: LE2 1WN



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