



101 Montague Road

Clarendon Park, Leicester, LE2 1TJ

Asking Price £260,000



Situated in the highly fashionable suburb of Clarendon Park is this characterful two bedroom Victorian corner terrace. This unique home, formerly a shop, spans over three floors and briefly comprises of large basement, living room, spacious open plan kitchen diner, utility room, downstairs WC, two double bedrooms, family bathroom and a walled rear garden. The property is located just a short walk from the vibrant Queens Road shopping parade and only a short distance from the University of Leicester, Leicester Hospitals and City Centre. The property is sold with no upward chain.



Entrance

Accessed via timber front door with glazed panel, ceiling light point, slate tiled flooring and stairs to basement and first floor.

Tanked Basement

3.85m x 4.30m (12'7" x 14'1")

Inset ceiling spotlights, glazed light well to street level, radiator, cupboard housing meters and laminate flooring.

Living Room

4.02m x 4.30m (13'2" x 14'1")

Ceiling light point, dual aspect timber frame double glazed windows to both side and front elevations, recessed fitted media unit, contemporary radiator and laminate flooring.

Open Plan Dining Kitchen

10.08m (max) x 3.92m (max) (33'0" (max) x 12'10" (max))

Inset ceiling spotlights and pendant lights, fitted kitchen with maple wall and base units with matching island, integrated electric oven, space for fridge freezer, recess for microwave, granite effect work tops with inset stainless steel sink and drainer with mixer tap over, integrated four ring gas hob, under cabinetry lighting timber frame double glazed mock sash windows to front extension, contemporary radiator, slate flooring and step down to the dining area with ceiling pendant lights, laminate flooring and double glazed French doors to the gear garden.

Utility Room

Ceiling light point, mall mounted Worcester Bosch combi boiler, space and plumbing for washing machine and laminate flooring.

Downstairs WC

Ceiling light point, two piece suite with wall hung corner wash hand basin with pillar taps, tiled splash back and low flush WC, towel rail and laminate flooring.

Bedroom One

3.92m x 4.36m (12'10" x 14'3")

Ceiling light point, timber frame double glazed windows to side elevation and radiator.

Bedroom Two

3.90m x 3.50m (12'9" x 11'5")

Ceiling light point, timber frame double glazed windows to side elevation, over stair storage, loft access and radiator.

Bathroom

3.24m x 2.76m (10'7" x 9'0")

Inset ceiling spotlights, double glazed window to front elevation, contemporary four piece fitted suite with low flush WC, pedestal clear glass wash hand basin with chrome mixer tap over, inset acrylic bathtub with tiled surround with pillar taps over, walk in shower with tiled surround and glazed screen, chrome heated towel rail, part tiled walls and tiled flooring.

Outside

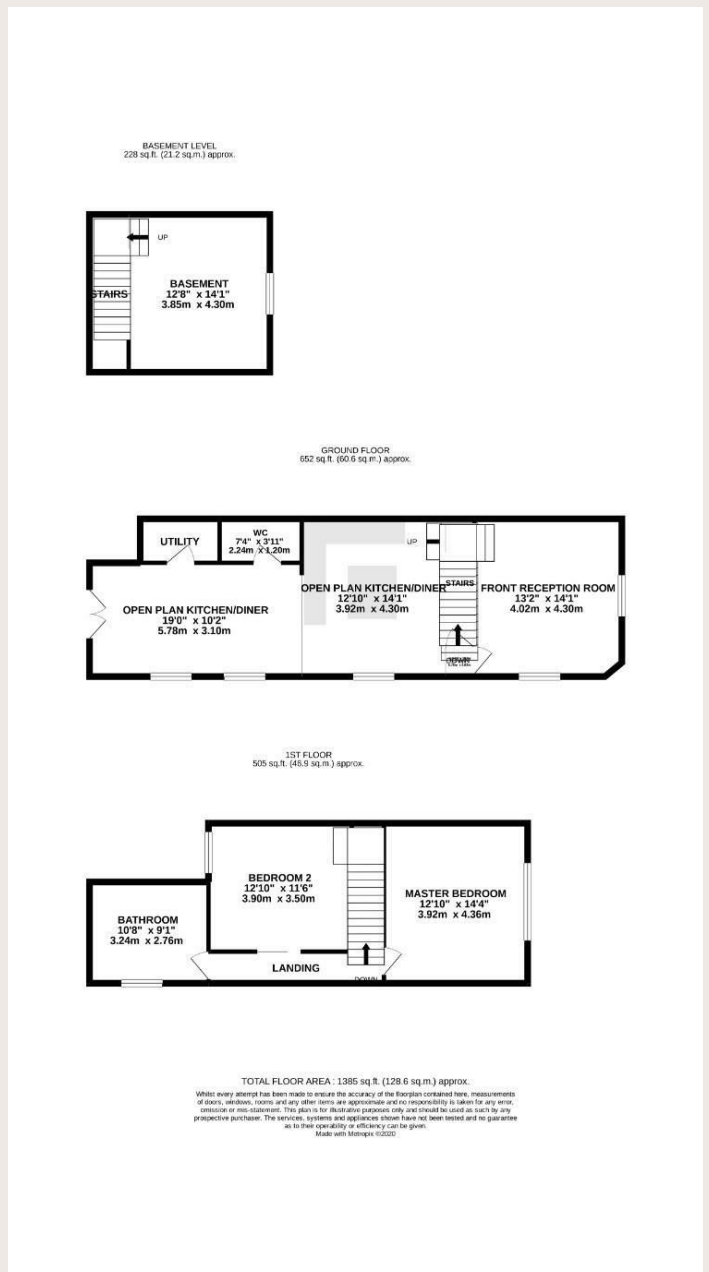
To the rear is charming, low maintenance rear yard with timber decking and a brick walled boundary, outside tap and a timber gate providing access to the street.

Directional Note

Leave Leicester City Centre on the A6 London Road. Turn right at the roundabout onto Victoria Park Road. Turn left at the traffic lights onto Queens Road. Turn right onto Howard Road then left onto Craddock Road and right on to Montague Road where the property can be located on the left hand side by the agents For Sale board.

Viewings

Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 270 5900. Alternatively, further details can be found on the website and you can register with us at www.fothergillwyatt.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D		53
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Fothergill Wyatt

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