



1a Clarence Road, Enderby, Leicester. LE19 2BB

- Superb Spacious Ground Floor Apartment
- Good size Living Room
- Generous Living Kitchen with Integrated Appliances & Ceiling Lantern
- Two Double Bedrooms
- En-suite Shower Room to Principal Bedroom
- Family Bathroom with White Suite
- Offered with No Onward Chain
- Off Road Parking
- EPC Rating C & Council Tax Band A
- Viewing Essential to Appreciate



PROPERTY DESCRIPTION

Internal viewing essential!! A fantastic ground floor apartment offering spacious accommodation throughout ideally located with easy access to Leicester city centre, the motorway network and Fosse Park. Approached via a driveway offering off road parking the front door leads into a great sized living room which could also potentially be partitioned and used as a third bedroom. The living kitchen dining room is another wonderful large room fitted with a range of base and wall units and integrated appliances with plenty of room for a table and chairs and seating. The two bedrooms are both double rooms with the principal bedroom having its own en-suite shower room and there is also a family bathroom with white suite comprising wc, wash hand basin and bath with shower over. With the benefit of gas central heating and double glazing, this property is offered for sale on a freehold basis and with no upward chain. EPC Rating C and Council Tax Band A



ROOM DESCRIPTIONS

Living Room

18' 11" x 17' 8" max slightly angular (5.77m x 5.38m)

Dining Kitchen

18' 11" x 17' 7" max slightly angular (5.77m x 5.36m)

Bedroom

18' 1" max x 12' 6" (5.51m x 3.81m)

En Suite Shower Room

7' 2" x 3' 0" (2.18m x 0.91m)

Bedroom

16' 7" max x 10' 10" (5.05m x 3.30m)

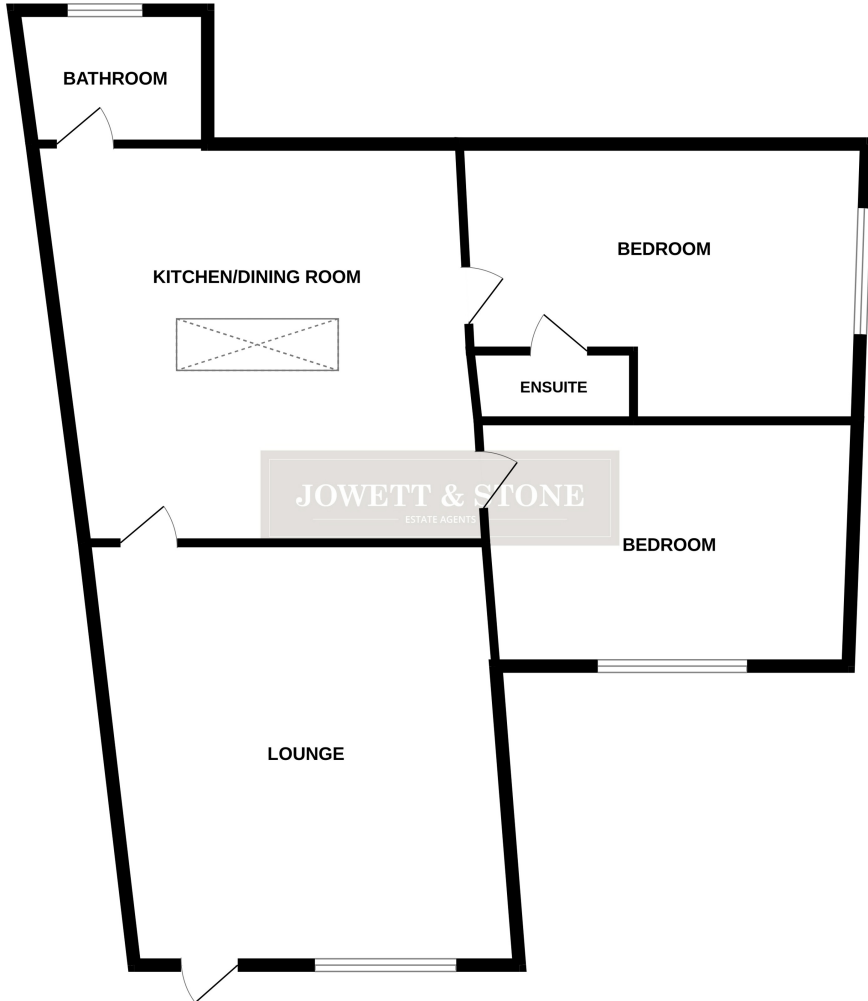
Family Bathroom

8' 7" max x 5' 10" (2.62m x 1.78m)

External



GROUND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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