



## Clifford Street, Leicester

- Victorian style palisade home
- Modern galley style kitchen
- Three-piece bathroom suite
- Two garden sheds included
- Local shops, schools and amenities
- Bay fronted lounge
- Two well-appointed bedrooms
- Rear garden with decking
- Mid terrace house
- Fosse Park, City and motorway access

**Offers In Excess Of £180,000**

**Tenure: Freehold**

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# Clifford Street, Leicester

## DESCRIPTION

Offered to market with No Upward Chain is this delightful Victorian mid-terrace house, which presents an excellent opportunity for those looking for a comfortable and stylish home. The property features two inviting reception rooms, including a bay-fronted lounge that exudes character and warmth. The dining room seamlessly connects to a modern galley-style fitted kitchen, creating a perfect space for entertaining or family meals.

On the first floor, you will find two well-appointed bedrooms, providing ample space for relaxation and rest. The modern bathroom boasts a three-piece suite, complete with a mixer tap shower over the bath, ensuring convenience and comfort.

Externally, the rear garden is a lovely retreat, featuring two garden sheds for additional storage and a timber decking seating area, ideal for enjoying the outdoors during warmer months.

The location offers excellent road and public transport links, with South Wigston train station nearby and various bus routes, making commuting to the city and beyond a breeze. This property is not only a wonderful home but also a practical choice for those who value accessibility and convenience.

For further information and to arrange a viewing, please contact Hunters estate agents. This property is ready to welcome its new owners.



Approx Gross Internal Area  
69 sq m / 743 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

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Council Tax: A

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>90</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		<b>69</b>	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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