





Abingdon Road, Leicester

£360,000 Freehold

A spacious four double bedroom Victorian terrace in Highfields, arranged over three floors and retaining original features, offering versatile family living close to Victoria Park and city centre.

KB Knightsbridge Estate Agents

0116 274 5544







Entrance Porch
Features an internal door leading to the entrance hall.

Entrance Hall
Original tiled flooring, spacious storage cupboard, stairs to the first floor, and a radiator.

Cellar
12' 10" x 11' 11" (3.90m x 3.62m)
Includes meters and a coal store.

Reception One
16' 11" x 12' 1" (5.16m x 3.69m)
(maximum measurements) Features two windows to the front elevation, coving to the ceiling, a picture rail, a radiator, and a period-style fireplace with a tiled insert, hearth, and surround.

Reception Two
17' 3" x 12' 3" (5.26m x 3.73m)
Includes a bay window to the front elevation, a ceiling rose, coving, a plate rack, a picture rail, two radiators, and a period-style fireplace with a tiled insert, hearth, and surround.

Kitchen Breakfast Room
13' 4" x 11' 4" (4.07m x 3.45m)
Window to the rear elevation, stainless steel sink and drainer unit, original storage cupboards, gas cooker point, tiled flooring, and two radiators.



Utility Room
5' 9" x 5' 1" (1.76m x 1.56m)
Double-glazed window to the side elevation, double-glazed door to the side elevation, and plumbing for a washing machine.

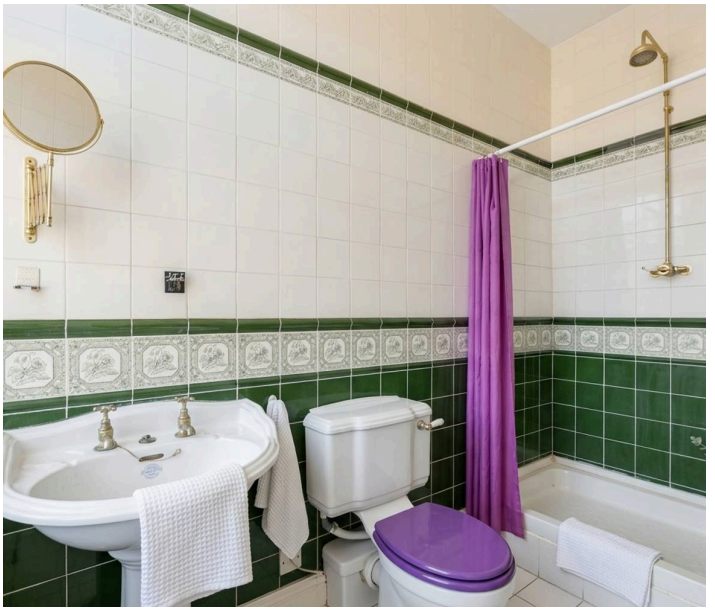
First Floor Landing
Stairs to the second floor, radiator, and a storage cupboard measuring 3.7m x 1.15m.

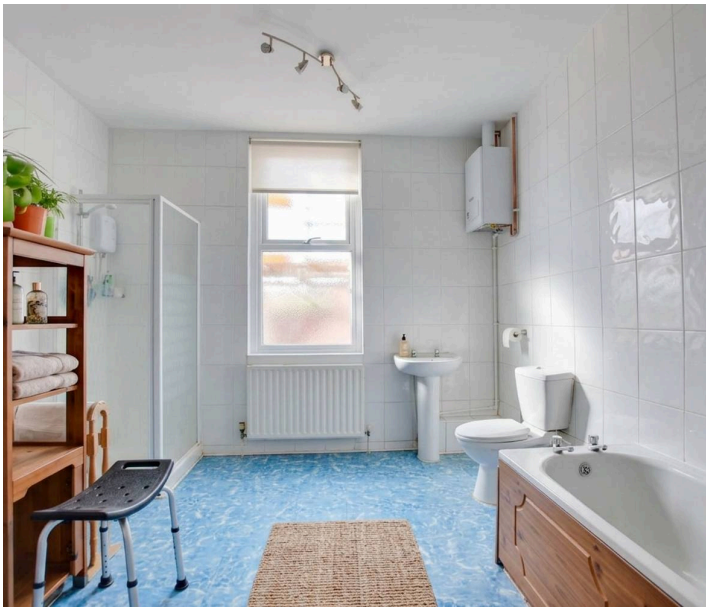
Bedroom One
17' 3" x 12' 6" (5.25m x 3.80m)
Two windows to the front elevation, period-style fireplace, and a radiator.

En-Suite Shower Room
9' 1" x 3' 10" (2.77m x 1.18m)
Double-glazed window to the front elevation, tiled shower cubicle, low-level WC, pedestal wash hand basin, and a radiator.

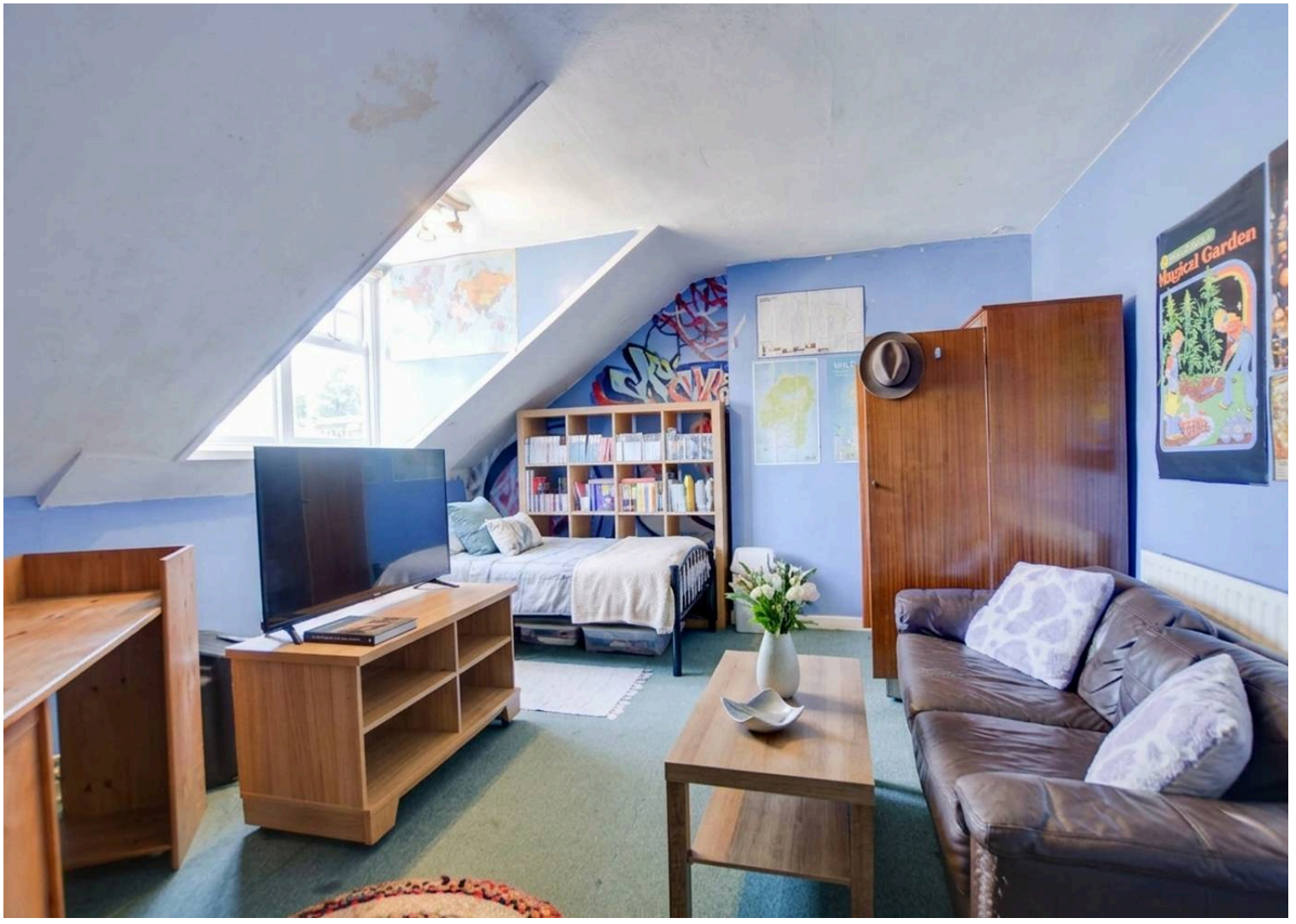
Bedroom Two
16' 11" x 12' 2" (5.16m x 3.71m)
Part-secondary double-glazed bay leaded window to the front elevation, picture rail, period-style fireplace, and a radiator.

Bathroom
13' 1" x 10' 11" (4.00m x 3.33m)
Double-glazed window to the rear elevation, bath, separate tiled shower cubicle with an electric shower, pedestal wash hand basin, low-level WC, tiled walls, wall-mounted boiler, a radiator, and loft access with pull-down ladder.

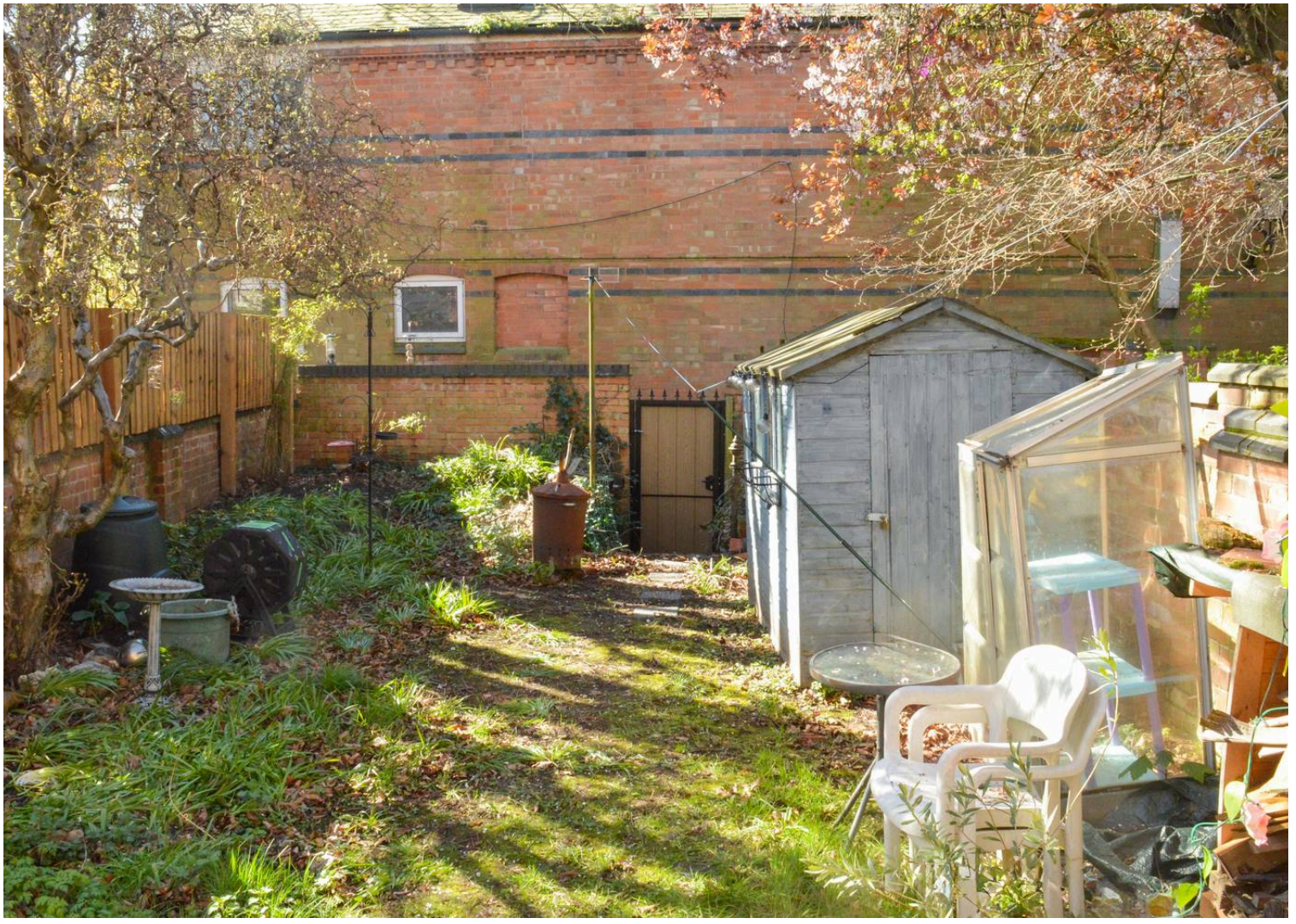




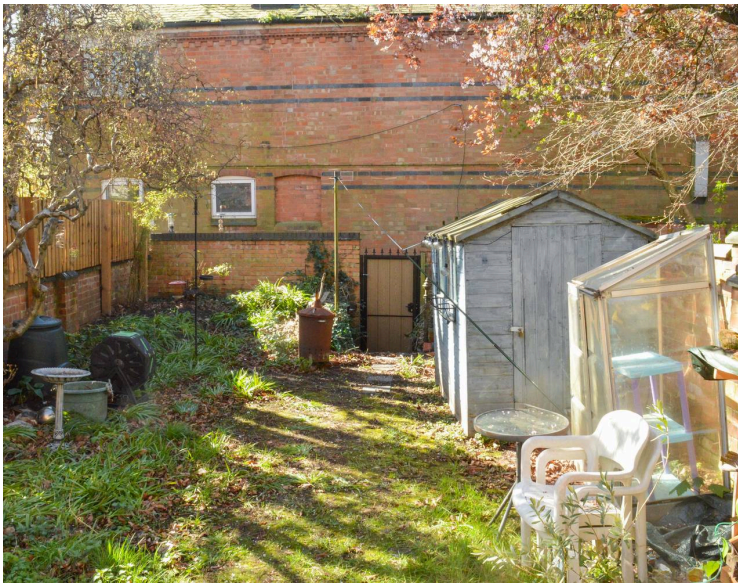



Magical Garden









Second Floor Landing
Loft access with a pull-down ladder leading to a partly boarded loft, and a skylight window to the rear elevation.
Storage Cupboard
12' 2" x 3' 6" (3.70m x 1.07m)
Used for storage.

Bedroom Three
16' 5" x 11' 11" (5.00m x 3.63m)
Double-glazed window to the front elevation and a radiator.

Bedroom Four
16' 8" x 11' 6" (5.07m x 3.50m)
Double glazed window to the front elevation and a radiator.

Front Garden

Walled frontage with iron railings and a gate leading to a front forecourt.

Rear Garden

Walled and fenced garden mainly laid to lawn with mature trees, shrubs, a shed, and a gate for rear access.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



The property is well located for everyday local amenities and services including local public and private schooling including nursery day-care. Islamic Dawah Academy (IDA) located on Berners Street and Markaz Masjid Usman are both within a short distrance of the property, and further everyday amenities can be found along Melbourne Road as well as regular bus routes running to and from Leicester City Centre, Leicester University and hospitals.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

We'll keep you moving...

We must inform all prospective purchasers that the measurements are taken by an electronic take 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 (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. 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. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.