



Guide Price £290,000-£300,000

Adderley Road, Clarendon Park, Leicester, LE2 1WA

- Bay Fronted Terraced Property
- Entrance Hall / Two Reception Rooms
- Three Good Sized Bedrooms
- Ground Floor W/C
- EPC D, Council Tax B, Freehold
- Clarendon Park
- Stylish Fitted Kitchen / Diner
- Bathroom Suite & Shower
- Front & Rear Gardens
- Let Until 22/06/24 for £1100 per calendar month.



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A WELL PRESENTED VILLA situated within the sought after city suburb of CLARENDON PARK and the local amenities within walking distance to Victoria Park, Leicester University, the City Centre, Railway station. This SPACIOUS property although currently let until June 2024 would provide an ideal residential purchase which briefly comprises, ceramic tiled entrance hallway, two generous sized reception rooms, attractive fitted kitchen / diner, ground floor w/c, three good sized bedrooms, contemporary bathroom suite. Landscaped front & rear gardens. EPC D. COUNCIL TAX B. FREEHOLD PROPERTY. Early Viewing Advised.



ENTRANCE HALL

Comprising original stained glazed front door, 'Baroque' ceramic tiled flooring, ceiling coving, architrave, radiator & stairs to first floor:

FRONT RECEPTION ROOM

13'8 (bay)" x 9'9" (4.17m (bay)" x 2.97m)

Featuring a period pewter open fireplace with slate hearth & wood surround, ceiling coving and rose, wood style flooring, fitted desk space, radiator & bay window to front elevation:



REAR RECEPTION ROOM

13'4" x 12'8" (4.06m x 3.86m)

Featuring exposed tiled feature fireplace with decorative wood surround wood, ceiling coving, rose, wood style flooring, understairs storage cupboard with lighting, radiator & French doors extending to rear elevation:



STREAMLINED FITTED KITCHEN / DINER

16'8" x 7'106" (5.08m x 2.13m)

A range of Ivory base, wall & drawer units with oiled solid wood work surface over, incorporating a composite granite style sink unit with moulded drainer, mixer & sluice taps. finished with opaque sage green co-ordinating brick tiled surround. The design boasts an array of integrated appliances that include, double electric fan oven / grill combination, four ring halogen hob with stainless steel extractor chimney over, washing machine, space for dishwasher and fridge/freezer. Having concealed 'Worcester'

boiler, wood style flooring, column radiator windows to side elevation and door to the rear garden:



CLOAKROOM

Fitted with a modern low level WC, wash hand basin and window to side elevation:

FIRST FLOOR LANDING

Having radiator & access to loft:



BEDROOM ONE

14'8" x 11'2" (4.47m x 3.41m)

Comprising cast iron feature fireplace, coving, radiator & windows to front elevation:



BEDROOM TWO

11'9" x 10'8" (3.58m x 3.25m)

Having cast iron feature fireplace, radiator & window to rear elevation:



BEDROOM THREE

9'6" x 8'1" (2.90m x 2.46m)

Comprising radiator & window to rear elevation:

BATHROOM SUITE & SHOWER

6'3" x 4'4" (1.91 x 1.32)

Three piece suite comprising tiled panelled bath with fixed rain shower and mixer shower over, low level wc, pedestal sink, fully tiled surround, matching ceramic tiled flooring, metallic column radiator, spots to ceiling & double glazed window to side elevation:



REAR GARDEN

To the rear elevation is an pretty enclosed garden, lawned area, paved sun terrace and pathways, established raised side borders, low level boundary walls fitted with privacy fenced screening, retaining three useful outbuildings & handy side gated access:

DISCLAIMER

Please note, the photographs used in this brochure were prior to the current tenants taking occupation in June 2023.

FREE APPRAISAL

Thinking of selling? We would be delighted to provide you with a free market appraisal of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.

Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or

recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm

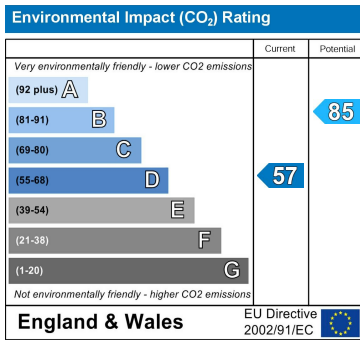
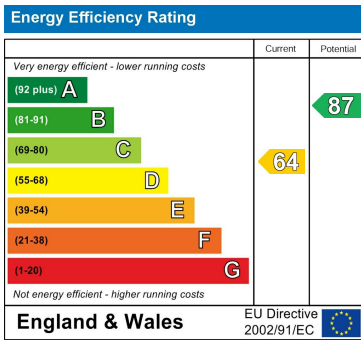
Saturday 9am - 4pm



GROUND FLOOR



1ST FLOOR



Barkers

Est.1985

THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

