



Offers Around £260,000

Bulwer Road, Clarendon Park, Leicester, LE2 3BW

- Period End Of Terraced Property
- Two Reception Rooms
- Stunning Bathroom Suite with Separate Shower cubicle.
- Separate Architecturally designed Garden Office
- EPC Rating D, Council tax Band B, Freehold
- Fitted Kitchen
- Two Double Bedrooms
- Beautifully Landscaped Garden
- Cul-de-sac Location
- Early Viewing Recommended



A DELIGHTFULLY PRESENTED PERIOD END OF TERRACED PROPERTY ideally situated within this sought after cul-de-sac location within the fashionable city suburb of Clarendon Park, being well served for Leicester University, the city centre & the vibrant Queens Road shopping parade with its array of specialist bars, bistros & boutiques. The accommodation comprises, two reception rooms, fitted kitchen, two double bedrooms, stunning bathroom suite with separate corner shower cubicle and stunningly landscaped garden benefiting from a architecturally designed separate office. EARLY VIEWING HIGHLY RECOMMENDED

FRONT OF PROPERTY

FRONT RECEPTION ROOM 11'41 x 11'26 (3.35m x 3.35m)

Double Glazed window to front elevation, Radiator, Built in cupboard housing your gas meter, carpeted, coving, door leading to Rear Reception.



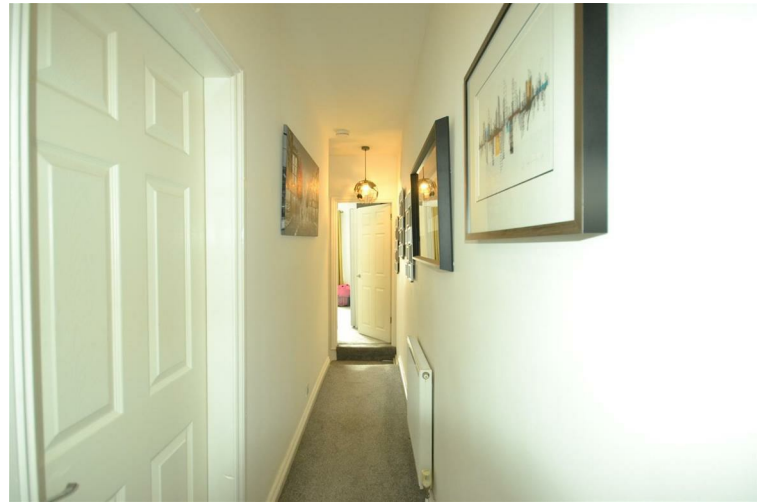
FITTED KITCHEN 12'39 x 7'27 (3.66m x 2.13m)

Fitted with white wall base and drawer units, with wood style work surfaces over, tiled splashbacks, having stainless steel sink with drainer, integrated New World 4 ring electric hob with electric oven underneath, space and plumbing for washing machine, space for fridge freezer. Inset spotlights to ceiling, double glazed door to side and double glazed window to the side, lino flooring.



REAR RECEPTION ROOM 12'59 x 11'18 (3.66m x 3.35m)

Built in under stair storage cupboard housing electric meter and consumer unit, radiator and double glazed window to the rear with fitted wooden shutters. Door leading to stairs rising to first floor landing.
Door leading to Kitchen.



FIRST FLOOR LANDING With radiator, power point and fully carpeted.



BEDROOM ONE

12'79 x 12'03 (3.66m x 3.73m)

Comprising radiator and double glazed window to the front elevation, fully carpeted.



BATHROOM SUITE

12'41 x 7'10 (3.66m x 2.39m)

Featured centred bath tub with mixer taps and shower attachment, circular vanity wash hand basin with built in underneath drawers, low level W/C, walk in corner shower cubicle with electric shower, spots to ceiling, radiator, Built in storage cupboard housing 'Ideal' combi boiler, vinyl flooring and double glazed obscure window to the rear elevation:



BEDROOM TWO

12'66 9'58 (3.66m 2.74m)

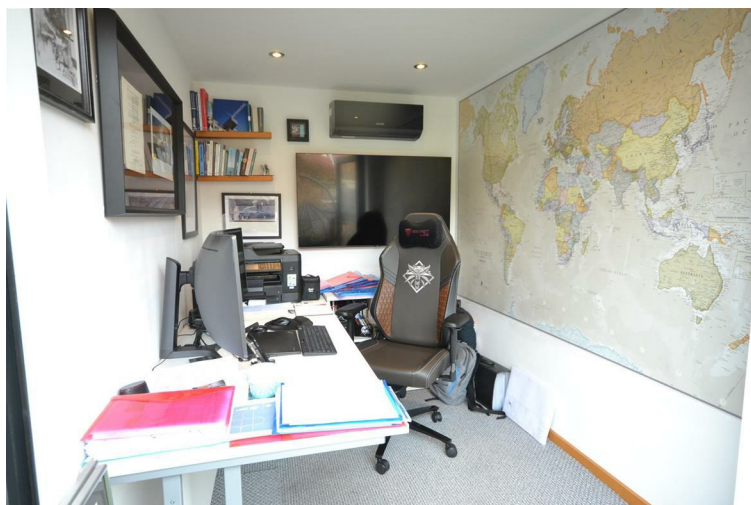
Comprising over stair store cupboard with access to loft, radiator and double glazed to the rear.



OUTDOOR OFFICE

22'11", 167'3" x 19'8", 42'7" (7,51 x 6,13)

Inset spotlights in ceiling, Wall mounted Electriq air conditioning unit, fully carpeted, 2 fully opening Double glazed doors.



OUTSIDE REAR GARDEN

The rear extends to a beautifully landscaped deep set garden comprising of various defined areas that include a patio area extending to an artificial pond with decked bridge over leading to rear sunny terrace, seating area, low level walled surround and handy side gated entryway:

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation 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

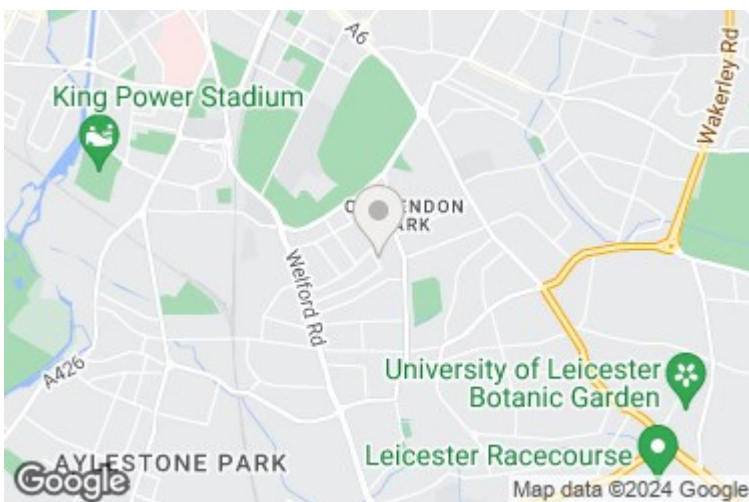
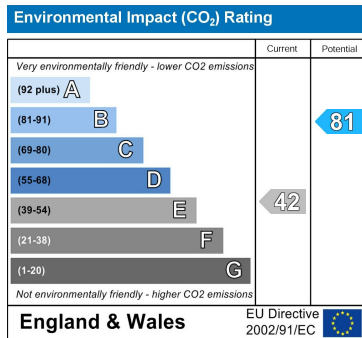
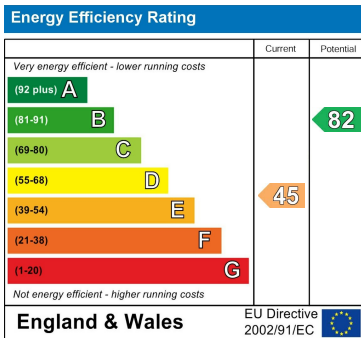
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5.30pm
Saturday 9am - 4pm



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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THINKING OF SELLING?

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- Accompanied viewing service
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- 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

