



£189,950

Montague Road, Clarendon Park, Leicester, LE2 1TH

- End Terraced Property
- Fitted Kitchen
- Two Bedrooms FF, currently rented as a 3 share
- GCH, DG, EPC E , C/Tax A & Freehold
- Early Viewing Recommended
- Duplex Style Accommodation
- Open Plan Living
- Shower Room & Separate 2nd WC
- Heart of Clarendon Park
- Generating £11,700 (Let until 30/7/24)



AN ATTRACTIVELY PRESENTED TWO BED DUPLEX ACCOMMODATION NESTLED IN THE HEART OF CLARENDON PARK being well served for Leicester University, the city centre & the Queens Road shopping parade, with its array of specialist shops, bars & bistros. The accommodation it would provide an ideal Starter Home or Investment Opportunity and briefly comprises, large fitted kitchen & open plan living, two bedrooms to first floor, third letting bedroom located on the ground floor, three piece shower room and separate w/c
Currently let to a 3 share for £1020pcm until 31.07.25
EARLY VIEWING RECOMMENDED | OFFERED CHAIN FREE



LOUNGE / KITCHEN
14'6" x 11'9" (4.44 x 3.60)

Accessed via a wooden door through a secure gate. Accommodation comprises of part tiled/carpeted flooring. Wooden fitted kitchen with integrated electric oven with extractor over, gas hob, washing machine & fridge/freezer. Stairs leading to first floor. Double glazed windows to front & side aspect



COMMUNAL LIVING



SHOWER ROOM
6'5" x 6'0" (1.98 x 1.84)

Ground floor shower room with part tiled walls comprising low level w/c, wash hand basin and single cubicle with electric shower:



BEDROOM ONE
6'7" x 11'7" (2.02 x 3.54)

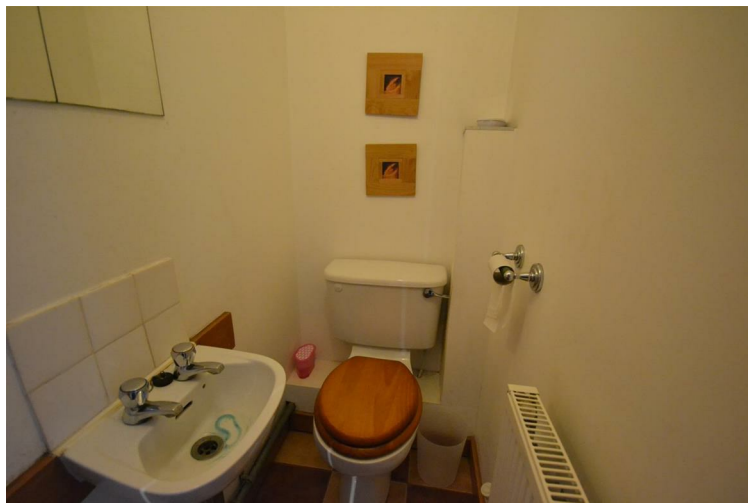
Situated on the ground floor with radiator and double glazed window to side aspect:

FIRST FLOOR LANDING



BEDROOM TWO
16'1" x 8'6" (4.92 x 2.60)

Double bedroom with wash hand basin, radiator and skylight window:



FIRST FLOOR W/C

Low level w/c, wash hand basin and radiator:

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:

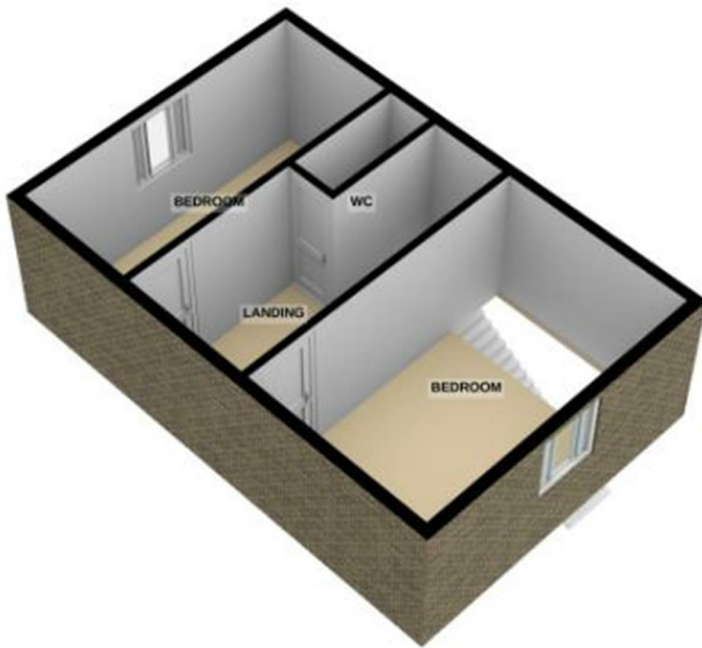
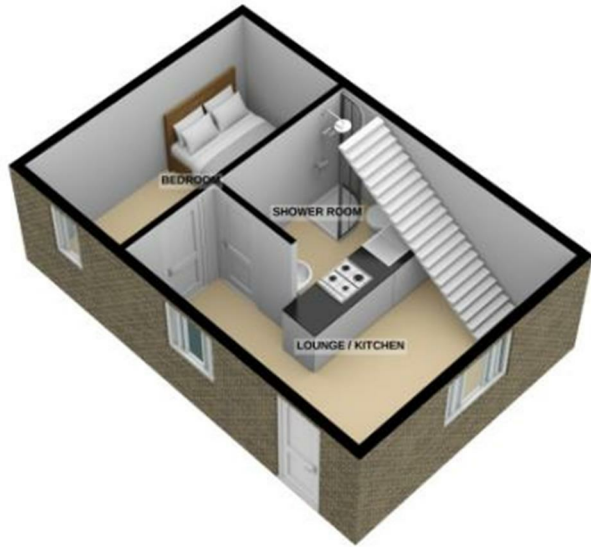
Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm



BEDROOM THREE
9'10"/95'1" x 11'9" (3/29 x 3.60)

Double bedroom with wash hand basin, radiator and double glazed window to front aspect:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Barkers

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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

