



£170,000

Leopold Road, Clarendon Park, Leicester, LE2 1YB

- Period Terraced Property
- Two Reception Rooms
- Two Double Bedrooms
- EPC D / Council Tax A / Freehold
- Ideal Residential / Investment Opportunity
- Streamlined Fitted Kitchen
- Ground Floor Bathroom
- Rear Courtyard Garden
- Gas Central Heating & Double Glazing
- No Upward Chain

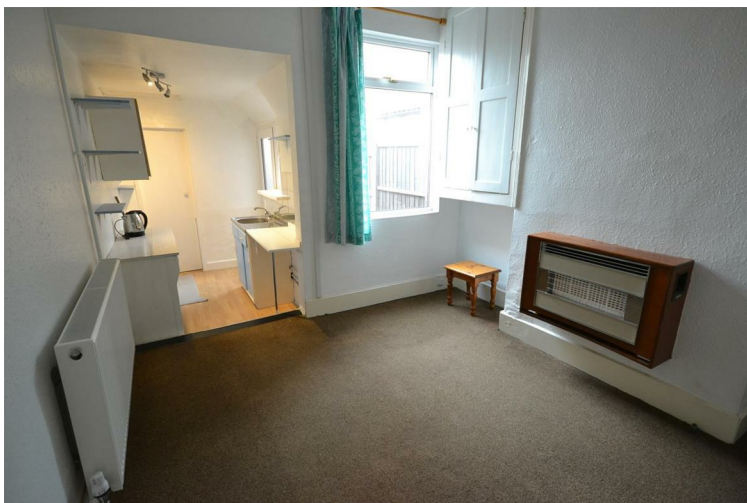


AN ATTRACTIVE TWO BED MID TERRACED PROPERTY
Superbly situated within the sought after city suburb of Clarendon Park, being well served for Leicester University, the City Centre & a short walk to the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques. Providing a comfortable family home or ideal Investment Opportunity. The property briefly comprises, two reception rooms, streamlined fitted kitchen, two double bedrooms & ground floor bathroom suite with a low maintenance courtyard garden. **EARLY VIEWING RECOMMENDED | NO UPWARD CHAIN**



RECEPTION ONE
11'2" x 10'3" (3.40m x 3.12m)

Comprising feature gas fireplace with period-style wood surround, meter cupboard to recess, radiator and double glazed window to front elevation:



RECEPTION TWO
13'10 x 10'2" (4.22m x 3.10m)

Featuring wall mounted gas fireplace, under stair storage cupboard, radiator and double glazed window to rear :



STREAMLINED FITTED KITCHEN
12'2" x 5'5" (3.71m x 1.65m)

Fitted with a matching range of units with co-ordinating work surfaces over incorporating stainless steel sink unit / drainer and tiled splashbacks. Electric oven, plumbing for washing machine with double glazed window and door to side elevation:



BATHROOM
7'4 x 6'3 (2.24m x 1.91m)

Comprising a white three piece suite fitted with panelled bath with plumbing for shower over, shower screen, low level wc, Vanity wash hand basin, decorative tiled splashbacks, radiator and obscure double glazed window to side elevation:

FIRST FLOOR LANDING
Leading to:



BEDROOM ONE
10'9 x 10'2 (3.28m x 3.10m)

Radiator and double glazed window to front elevation:



BEDROOM TWO
11'2 x 10'1 (3.40m x 3.07m)

Having over stair storage cupboard with useful hanging rail, airing cupboard housing 'Volkera' combi boiler, radiator and double glazed window to rear elevation:



OUTSIDE

The rear extends to a enclosed hard landscaped courtyard garden, with right of way provided for two neighbours with bin access onto Fleetwood Road:

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 -5pm

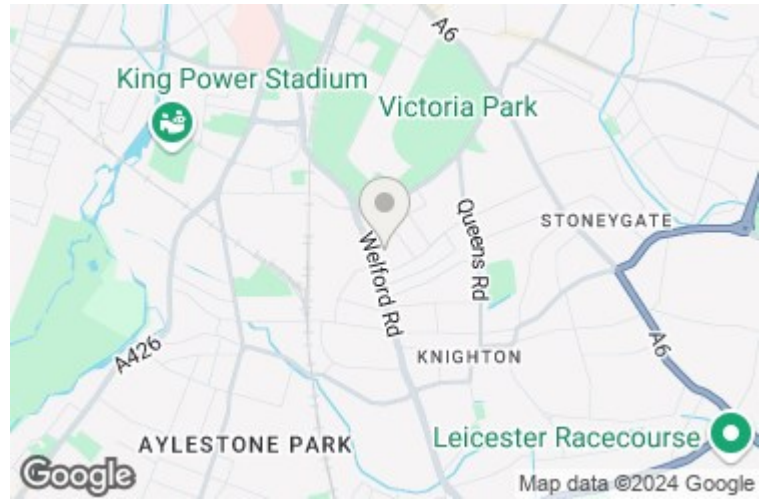
Saturday 9am - 4pm



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 67	Potential: 87
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
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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

