



£215,000

Avenue Road Extension, Clarendon Park, Leicester, LE2 3ER

- Mid Terraced Property
- Two Reception Rooms
- Two Bedrooms
- South Facing Rear Garden
- Early Viewing Advised
- Clarendon Park Location
- Fitted Kitchen
- Bathroom
- Council Tax A / EPC D / Freehold Property
- No Upward Chain



We are delighted to bring onto the market a VICTORIAN TERRACED HOUSE located in the sought after location of CLARENDON PARK and providing great access to the popular QUEENS ROAD with its shops, bars and bistros.

The property comprises two reception rooms, fitted kitchen, two double bedrooms and bathroom. There is a south facing rear garden and it benefits from Gas Central Heating and Double Glazing. Early viewing is HIGHLY RECOMMENDED and is offered for sale with VACANT POSSESSION.

The property would suit a FIRST TIME BUY or HOME MOVER or a BUY TO LET investor.

VIEWING IS HIGHLY RECOMMENDED - CALL 0116 2709394



FRONT RECEPTION ROOM

Radiator, exposed brick chimney breast, cupboard housing gas meter, ceiling rose, double glazed sash windows to front aspect:



REAR RECEPTION ROOM

Radiator, fire with hearth and wooden surround, under stairs

storage with fuse board and electric meter, double glazed sash window to rear aspect:



KITCHEN

Gloss white kitchen with marble effect worktops, inset sink / drainer, tiled splash backs, integrated electric oven, four ring gas hob & extractor chimney. Double glazed window to side aspect and door to rear garden:

LANDING



BEDROOM ONE

Radiator and double glazed sash window to front elevation:



BEDROOM TWO

Radiator, over stairs storage cupboard, double glazed window to rear elevation



OUTSIDE

The property benefits from a south facing rear garden with patio leading to lawned area. Useful outhouse for storage:

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:

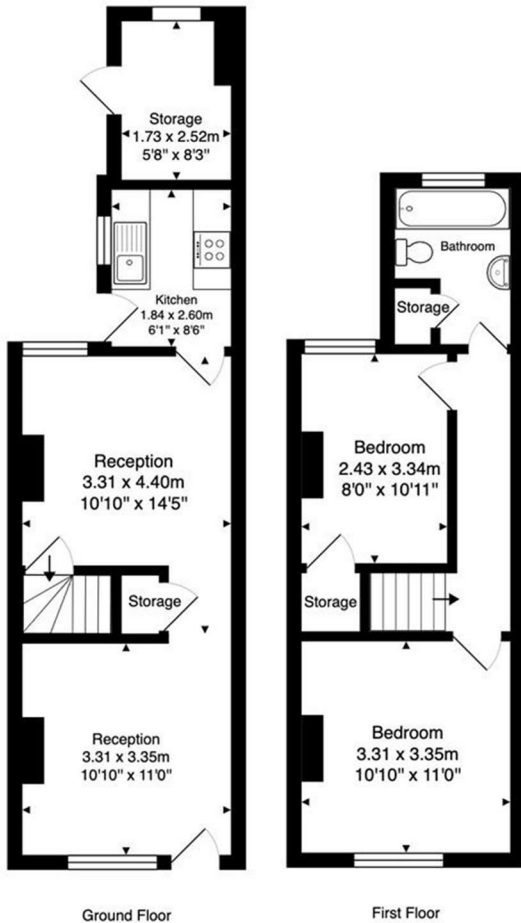
Monday to Friday 9am -5pm

Saturday 9am - 4pm



BATHROOM

Fitted suite with bath, mixer shower over, w/c, pedestal basin, airing cupboard housing gas boiler. Opaque double glazed sash window to rear elevation:

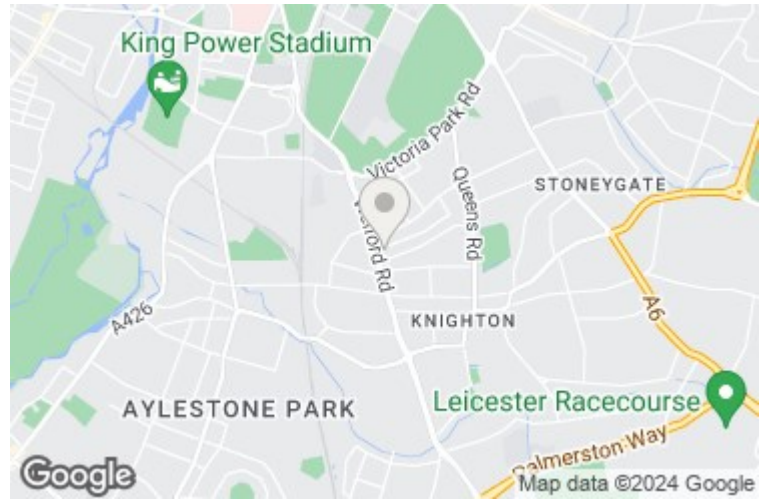


Ground Floor

First Floor

Total Area: 66.9 m² ... 720 ft²

All measurements and illustrations are approximate and may not be drawn to scale.
 This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.
 The vendor, agency and supplier will accept no liability for its accuracy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(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

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

