



Guide Price £215,000-£225,000

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

- Mid Terraced Property
- Two Reception Rooms
- Ground Floor W/C
- Bathroom Suite
- Freehold / EPC D / Council Tax A
- Clarendon Park Location
- Extended Fitted Kitchen
- Two Double Bedrooms
- Rear Garden
- Early Viewing Advised



GUIDE PRICE £215,000-£225,000

A MID TERRACED PROPERTY Ideally situated within the sought after city suburb of CLARENDON PARK, being well served for Leicester University, renowned local schooling, the City Centre and the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques.

The accommodation would provide a COMFORTABLE HOME for a FIRST TIME BUYER or INVESTMENT OPPORTUNITY and briefly comprises, two reception rooms, EXTENDED FITTED KITCHEN, ground floor w/c, two double bedrooms and a bathroom suite with shower and a rear courtyard garden Having GCH, DG, EPC D.

Offered with No Upward Chain.

Early viewing HIGHLY RECOMMENDED to appreciate this property.



REAR RECEPTION ROOM
11'3" x 11'5" (3.44 x 3.49)

Under stairs storage, picture rail, radiator, gas fire with marble effect hearth. Double glazed window to rear aspect:



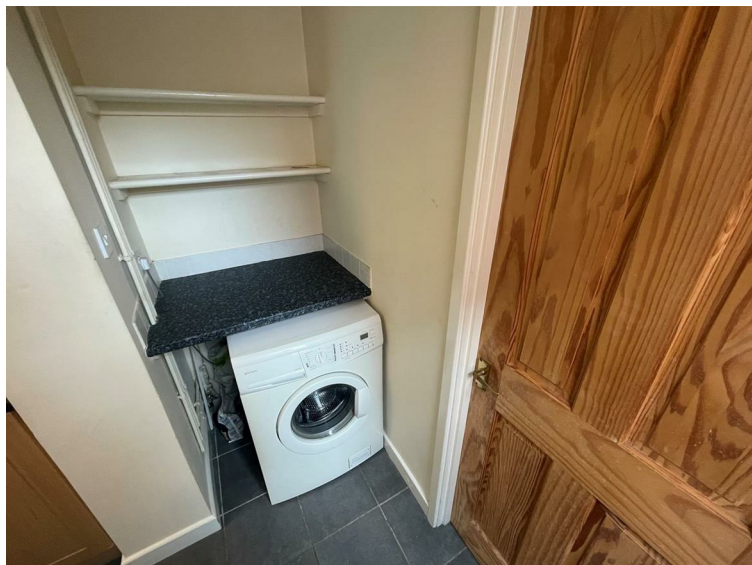
FRONT RECEPTION ROOM
11'5" x 11'5" (3.50 x 3.48)

Accessed via wooden front door, ceiling coving, original meter cupboard, radiator, wall lights and double glazed window to front aspect:



EXTENDED FITTED KITCHEN
13'7" x 6'2" (4.15 x 1.90)

Fitted with a variety of wooden units with worktops over. Sink/drainage unit, fitted electric oven and gas hob. Integrated fridge/freezer. Tiled flooring and splash backs. Wall mounted 'Worcester' gas boiler. Two double glazed windows to side aspect:



OUTER LOBBY

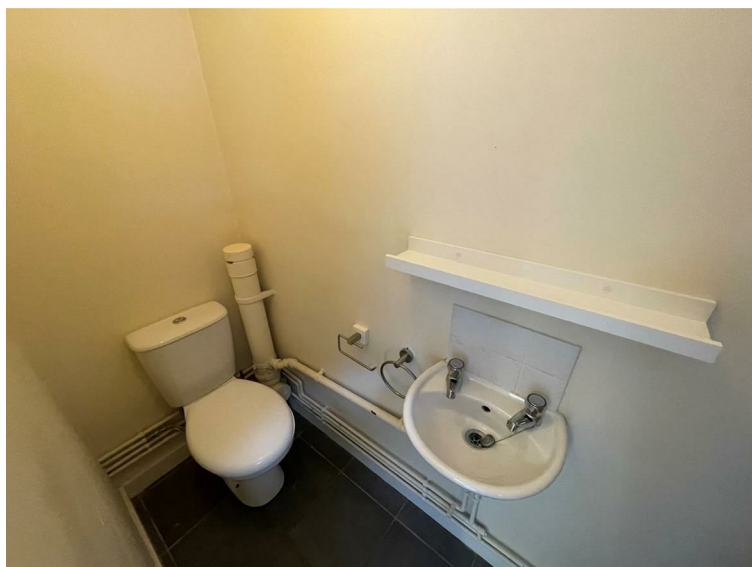
Tiled flooring, plumbing for washing machine and UPVC door to rear garden:



BEDROOM ONE

11'5" x 12'9" (3.49 x 3.90)

Radiator and double glazed window to front elevation:



GROUND FLOOR W/C

2'6" x 6'6" (0.78 x 1.99)

Tiled flooring, radiator, low level w/c, wash hand basin, double glazed window to side aspect:



BEDROOM TWO

11'3" x 9'8" (3.45 x 2.95)

Overstairs storage cupboard, radiator and double glazed window to rear elevation:

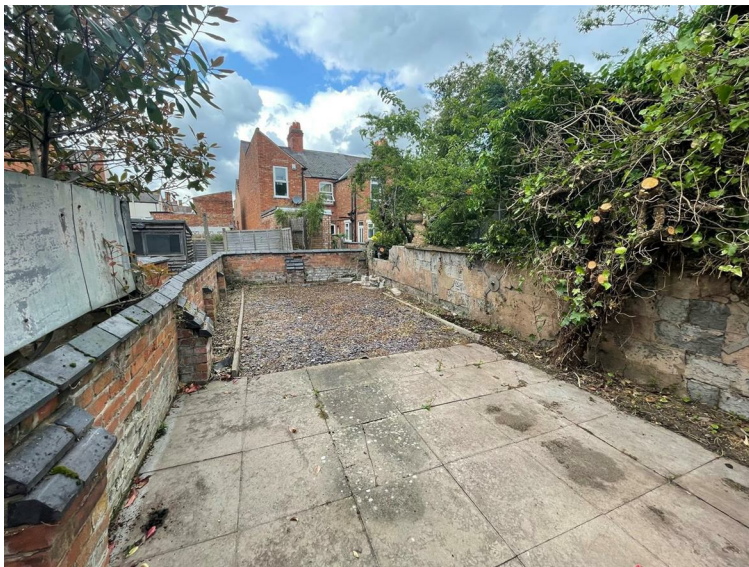
FIRST FLOOR LANDING

Loft hatch



BATHROOM
9'10" x 6'4" (3.00 x 1.95)

Bathroom suite with part tiled splash backs, low level w/c, wash hand basin, bath with electric shower over. Double glazed window to rear elevation:



GARDEN

The property benefits from a rear courtyard garden with walled boundaries and a useful shed 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

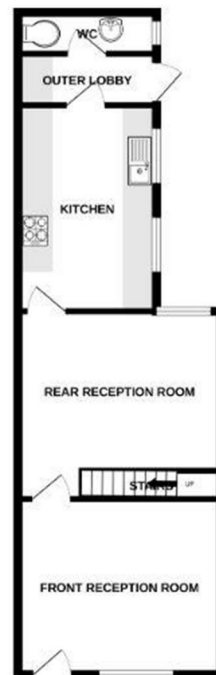
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

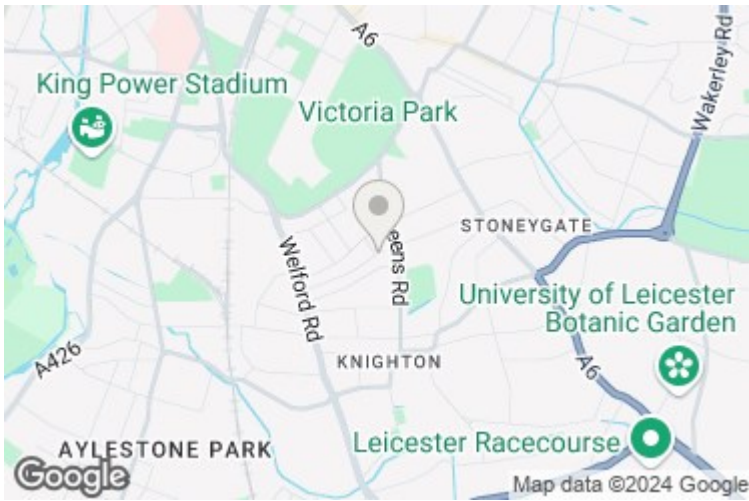
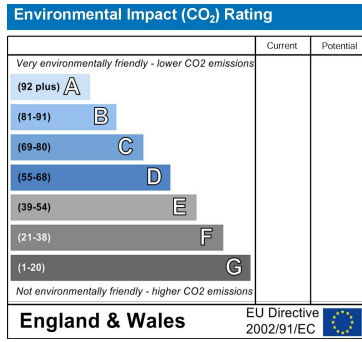
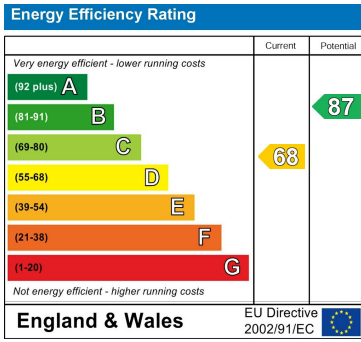
MORTGAGES

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 - 5.30pm
Saturday 9am - 4pm





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

