



O.I.R.O £220,000

Bulwer Road, Clarendon Park, Leicester, LE2 3BU

- Period End Terraced Property
- Two Reception Rooms
- Bathroom Suite & Shower
- Cul-de-sac Location
- Freehold, Council Tax Band A, EPC Rating E
- Streamlined Fitted Kitchen
- Two Double Bedrooms
- Courtyard Garden
- Early Viewing Recommended
- Ideal First Time Buy



A DELIGHTFULLY PRESENTED TWO BEDROOM END TERRACED PROPERTY ideally situated within a quiet cul-de-sac location in 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.

This attractive and well appointed living accommodation offers an ideal FIRST TIME BUY, HOME MOVE or INVESTMENT OPPORTUNITY and briefly comprises, two reception rooms, fitted kitchen, two double bedrooms, bathroom suite with shower cubicle and pretty courtyard garden.

EARLY VIEWING HIGHLY RECOMMENDED CALL BARKERS 0116 2709394 NOW



OTHER ASPECT



FRONT RECEPTION ROOM
13'4" x 10'7" (4.07 x 3.25)

Comprising cast iron decorative fireplace, wood style flooring, meter cupboard, radiator and double glazed window to the front elevation:



REAR RECEPTION ROOM
12'11" x 10'7" (3.96m x 3.24m)

Comprising feature fireplace, under stair storage, wood style flooring, radiator and double glazed window to the rear elevation.



FITTED KITCHEN
11'0" x 6'11" (3.36m x 2.13m)

Fitted kitchen comprising of a range of maple wood base, wall and drawer units, with mottled grey work surfaces over, inset with stainless steel sink & drainer. Having integrated double electric oven and 'Neff' halogen hob with matching splash and extractor chimney over, space provided fridge / freezer and plumbing for washing machine, two double glazed window's door to the side elevation:

FIRST FLOOR LANDING

Access to loft via pull down ladder.

LOFT

Accessed by pull down ladder, boarded and offering storage.



BEDROOM ONE
13'11" x 12'6" (4.25m x 3.83m)

Comprising cast iron feature fireplace with wood surround, radiator and double glazed window to the front elevation:



BEDROOM TWO
12'11" 9'6" (3.95m 2.90m)

Comprising cast iron feature fireplace with wood surround, over stair store cupboard, radiator and double glazed window to the rear:



OTHER ASPECT



BATHROOM SUITE

12'0" x 6'11" (3.68m x 2.12m)

Fitted with a white four piece suite comprising panelled bath, low level wc, wash hand basin fitted to vanity unit, walk in shower cubicle, radiator, airing cupboard housing 'Worcester' combi boiler, vinyl flooring and double glazed obscure window to the rear elevation:



OUTSIDE

The rear extends to a pretty courtyard garden, retains two original outbuildings, and low level walled surround:

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.

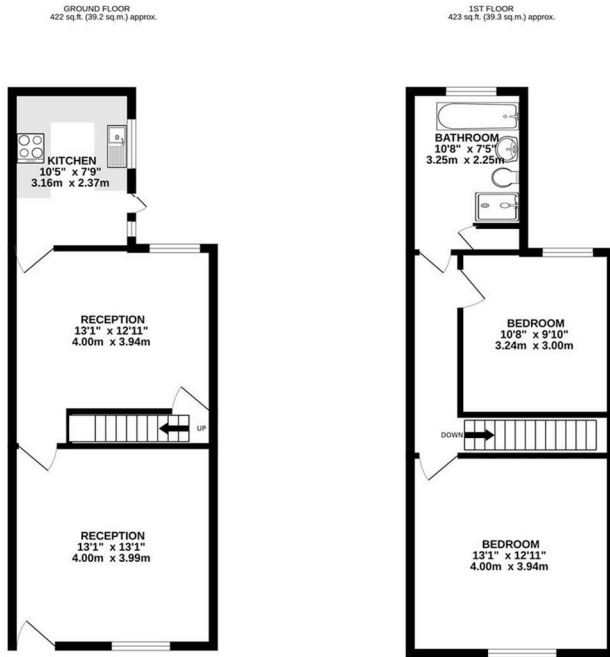
MORTGAGES

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:

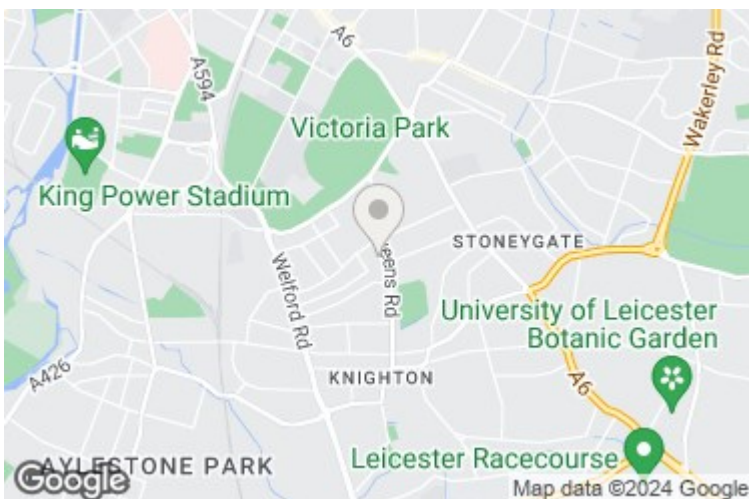
Monday to Friday 9am -5.30pm,
 Saturday 9am - 4pm,



TOTAL FLOOR AREA: 845 sq ft. (78.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error. Information is for guidance only. This plan is for illustrative purposes only and should be used as a guide only by 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		26	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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

