



## Asking Price £240,000

Cecilia Road, Leicester, LE2 1TA

- Victorian Terraced House
- Cellar
- Fitted Kitchen
- Spacious South Facing Rear Garden
- Freehold / Council Tax Band A
- Two Bedrooms
- Two Reception Rooms
- Bathroom
- EPC Rating D
- No Upper Chain



A beautifully presented TWO BEDROOM, TWO RECEPTION rooms mid terraced house located in a very sought after street in the heart of CLARENDON PARK.

The property has lots of character and charm and is offered for sale with no upper chain, and benefits from a cellar and a good size south facing rear garden.

Cecilia Road is very well situated being walking distance from Victoria Park and close to Leicester Train Station and the hospitals and universities not to mention the popular restaurants and coffee shops.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394

### ENTRANCE

Wooden door leading into



### RECEPTION TWO

11'3" x 11'1" (3.450 x 3.399)

Window to rear elevation, gas feature wall mounted fireplace, radiator, doors leading to staircase, kitchen and cellar



### RECEPTION ONE

11'0" x 11'1" (3.364 x 3.394)

Window to front elevation, built in meter cupboard, feature fireplace, radiator,



### KITCHEN

9'0" x 5'11" (2.753 x 1.824)

Fitted units with worktops and matching splashbacks, four ring gas hob with oven below and extractor above, sink with drainer, radiator, tiled floor,

### UTILITY AREA

4'7" x 3'2" (1.412 x 0.985)

'Worcester' boiler, fitted units with integrated freezer, tiled floor

### FIRST FLOOR LANDING

coloured glass loft access, radiator.



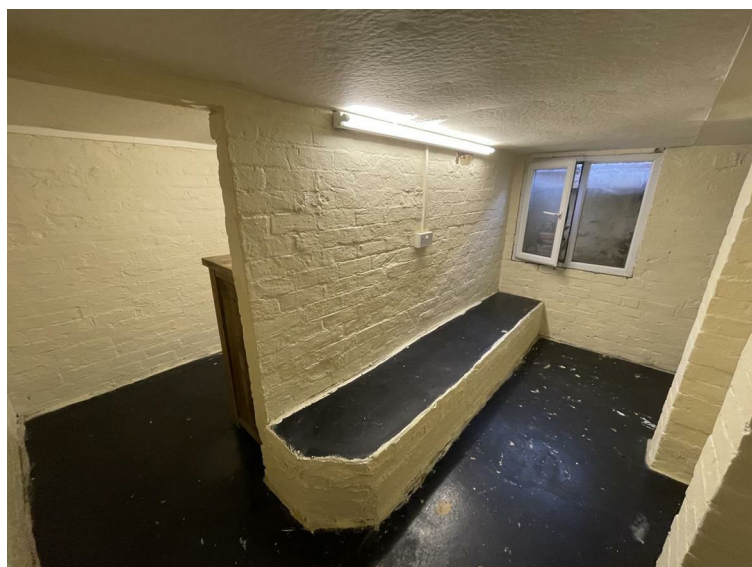
**BEDROOM ONE**  
**11'5" x 11'2" (3.484 x 3.418)**  
Radiator, window to front elevation,



**BATHROOM**  
**8'11" x 5'11" (2.724 x 1.814)**  
Step down into bath with mixer shower, low level W/C, pedestal wash hand basin, radiator, tiled floor, tiled walls, built in cupboard, part frosted window to rear elevation.



**BEDROOM TWO**  
**11'4" x 8'0" (3.467 x 2.459)**  
Built in cupboard, radiator, window to rear elevation.



**CELLAR ROOM ONE**  
**11'6" x 5'10" (3.510 x 1.793)**  
Stairs leading down into cellar, Double glazed window to front elevation, gas meter, power point.

**CELLAR ROOM TWO**  
**11'6" x 5'0" (3.510 x 1.528)**



**OUTSIDE**  
Good size South Facing Garden



**OTHER ASPECT**



**DISCLAIMER**  
Insurance claim and work completed for minor subsidence on rear extension of kitchen (utility area) due to tree (now removed). Ask the office for further details.



**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.

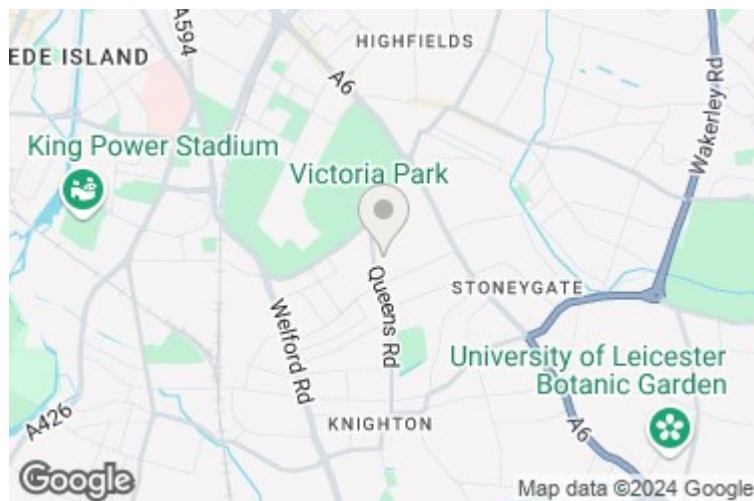
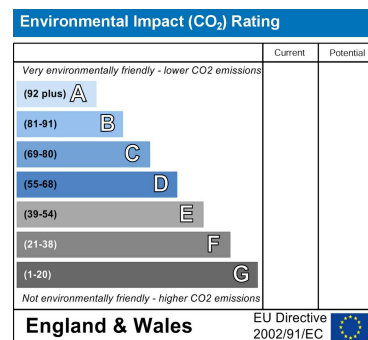
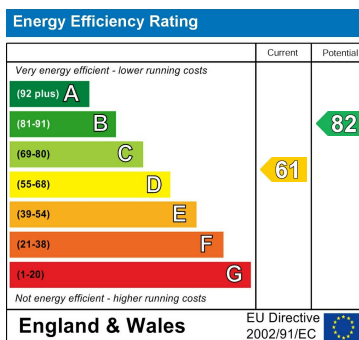
**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



# 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

