



## Guide Price £200,000

**Craddock Road, Clarendon Park, Leicester, LE2 1TD**

- Clarendon Park Location
- Two Reception Rooms
- Fitted Kitchen
- Courtyard Garden
- Freehold
- Mid Terraced Property
- Two Bathrooms
- Two Double Bedrooms
- EPC E / Council Tax A
- No Upward Chain





GUIDE PRICE £200000 - £210000

We are delighted to bring onto the market this spacious TWO BEDROOM, TWO BATHROOM 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, ground floor shower room, stairs to two double bedrooms and bathroom. There is a courtyard garden to the rear and it benefits from Gas Central Heating and Double Glazing. Early viewing is HIGHLY RECOMMENDED.

VIEWING IS HIGHLY RECOMMENDED - CALL 0116 2709394



**REAR RECEPTION ROOM**  
**11'3" x 10'9" (3.44 x 3.29)**

Wooden flooring, feature fire with tiled hearth, under stairs storage cupboard, radiator, double glazed window to rear aspect:



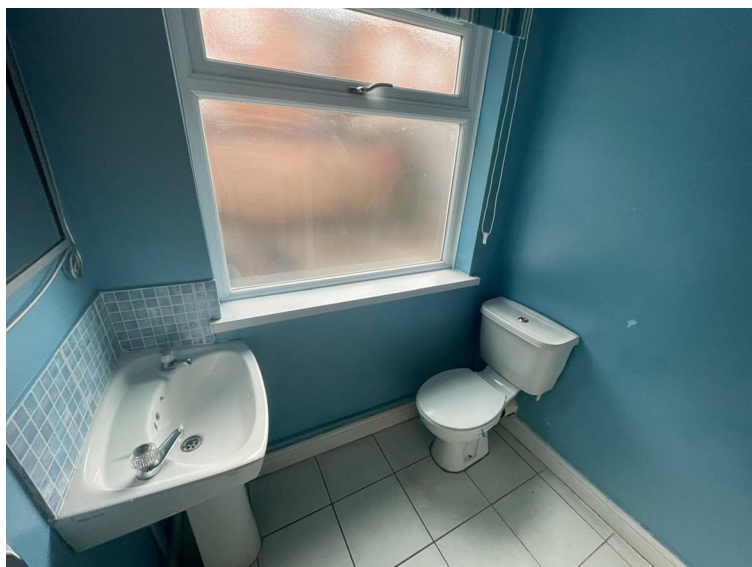
**FRONT RECEPTION ROOM**  
**11'1" x 10'10" (3.40 x 3.31 )**

Wooden flooring, meter cupboard, feature fire with tiled hearth, radiator, ceiling coving and rose. Double glazed window to front aspect:



**KITCHEN**  
**12'2" x 5'7" (3.72 x 1.72 )**

Wooden fitted kitchen with marble effect worktops, inset sink/drainage, gas hob, electric oven, 'Worcester' gas boiler, double glazed window to side aspect and UPVC door leading to courtyard garden:



**GROUND FLOOR SHOWER ROOM**

**8'9" x 5'7" (2.69 x 1.72 )**

Tiled flooring, pedestal wash hand basin, w/c, chrome towel rail, single shower cubicle with mixer shower. Double glazed window to rear aspect:



**BEDROOM TWO**

**10'11" x 12'4" (3.34 x 3.78 )**

Over stairs fitted cupboard (loft access) radiator and double glazed window to rear elevation: leading to

**LANDING**



**BEDROOM ONE**

**11'2" x 12'5" (3.41 x 3.80)**

Radiator and double glazed window to front elevation:



**BATHROOM**

**6'8" x 5'7" (2.05 x 1.72 )**

Sink with storage below, radiator, bath with tiled splash backs, shower attachment and riser. Double glazed window to rear elevation:





**COURTYARD GARDEN**

Fenced and walled boundaries. Shared entryway access:

**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.

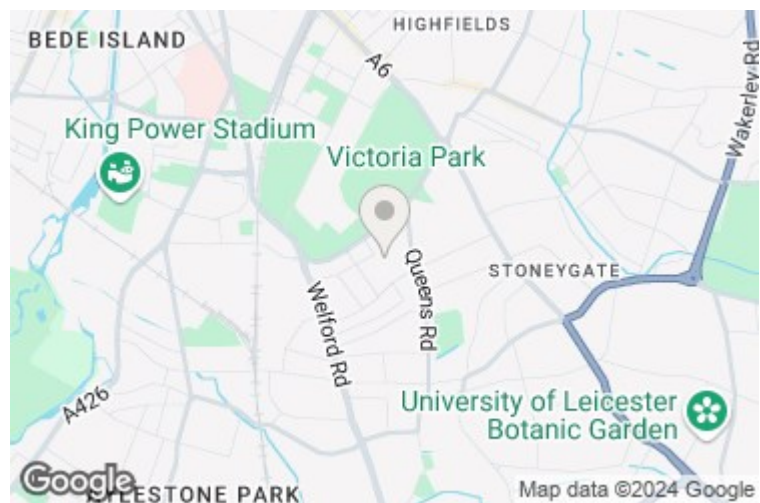
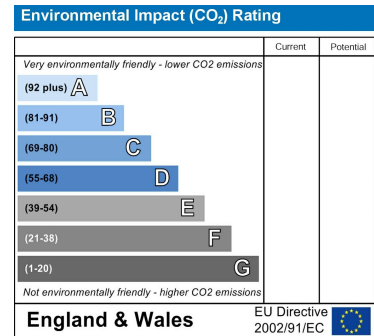
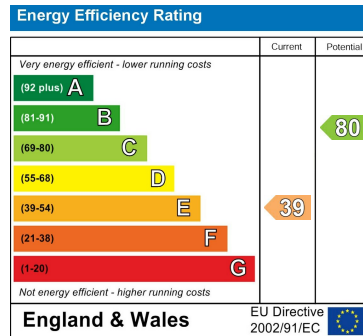
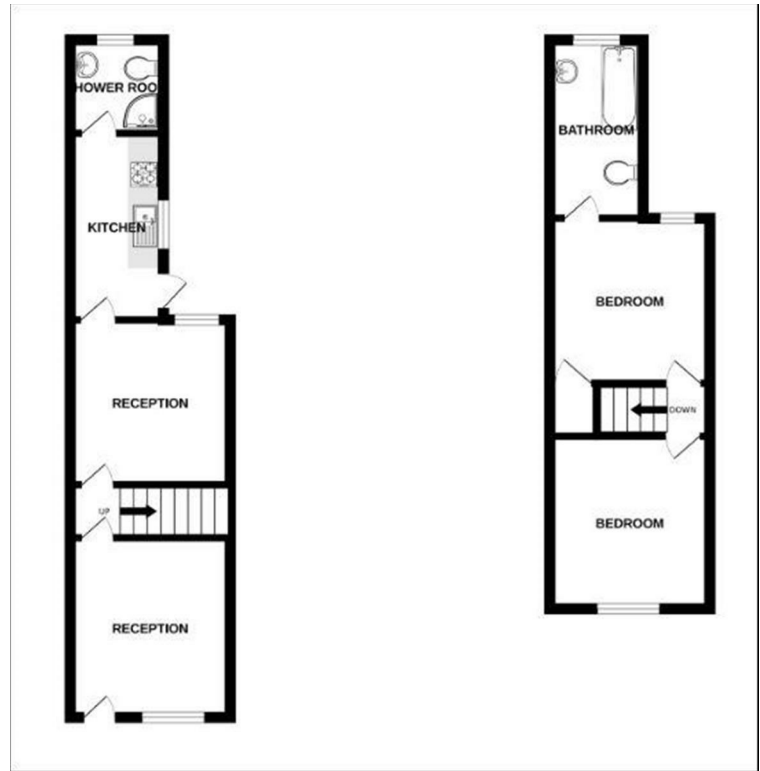
**VIEWING TIMES**

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

