



## Asking Price £285,000

### Clarendon Park Road, Leicester, LE2 3AN

- Three Double Bedrooms
- Kitchen
- Character Property
- Freehold
- EPC Rating D
- Two Reception Rooms
- Boutique style shower room
- Rear Courtyard Garden
- Council Tax Band B
- No Upper Chain





A BAY FRONTED THREE DOUBLE BEDROOM TERRACE HOUSE IN THE HEART OF CLARENDON PARK.

Offered for sale with NO UPPER CHAIN we are pleased to offer for sale this spacious property still retaining many of its character features and benefiting from boutique style shower room upstairs.

The house also has scope to extend subject to the usual planning consents.

Clarendon Park Road is walking distance from the popular Clarendon Road with its array of boutique shops, bars and restaurants, not to mention Victoria Park and of course Leicester Train Station, and the universities and schools.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394

#### ENTRANCE HALL

**14'9" x 4'1" (4.51 x 1.27)**

Wooden front door, radiator, stairs rising to first floor.



#### RECEPTION ONE

**13'8" x 11'11" (4.19 x 3.65)**

Fireplace, radiator, coving, meter cupboard housing gas and electric meters, bay window to front elevation.



#### RECEPTION TWO

**14'2" x 12'0" (4.34 x 3.67)**

Built in cupboard housing 'Worcester' boiler, radiator, built in under stairs cupboard, double glazed window to rear elevation.







**KITCHEN**  
**9'5" x 5'10" (2.88 x 1.80)**

Fitted units with worktops and tiled splashbacks, electric freestanding cooker, extractor above, plumbing for W/M, sink with drainer, double glazed window to side elevation, double glazed door with frosted glass to side.



**BEDROOM ONE**  
**11'11" x 11'3" (3.65 x 3.44)**

Fireplace, coving, radiator, double glazed window to front elevation.



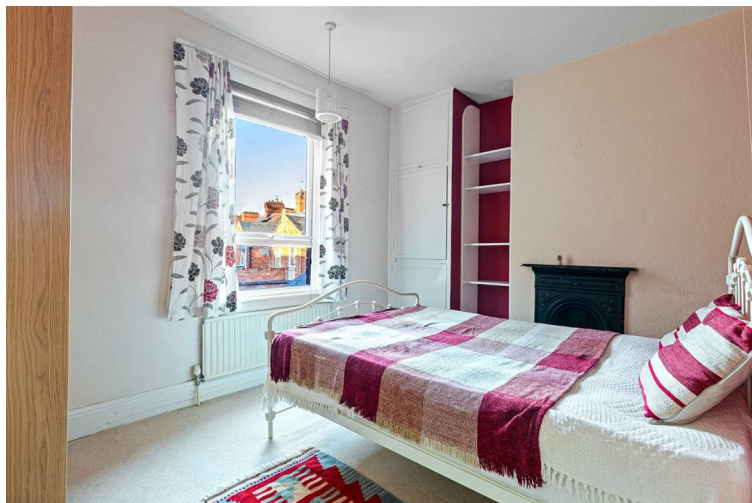
**LANDING**  
**17'9" max x 14'11" max (5.43 max x 4.57 max)**  
L Shaped, access to loft, built in cupboard, radiator.



**BEDROOM TWO**  
**11'11" x 8'0" (3.64 x 2.45)**

Radiator, double glazed window to front elevation.





### **BEDROOM THREE**

**12'9" x 9'3" (3.91 x 2.84)**

Built in cupboard, fireplace, radiator, double glazed window to rear elevation.



### **SHOWER ROOM**

**8'11" x 5'11" (2.74 x 1.82)**

Shower cubicle with mains shower, low level W/C, vanity wash hand basin with underneath cupboard, heated towel rail, extractor on wall, fireplace, double glazed frosted window to rear elevation.



### **OUTSIDE**

Good size courtyard garden, water tap, side gate leading to communal alleyway that takes you to the front of the house.





### 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:

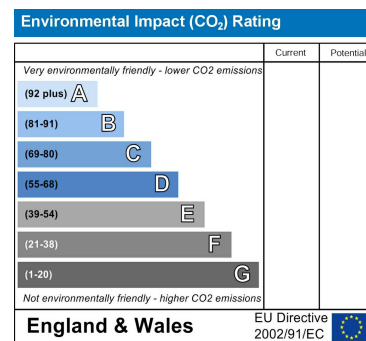
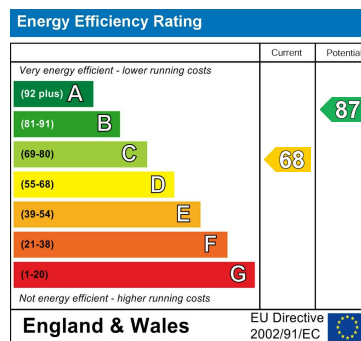
Monday to Friday 9am -5pm

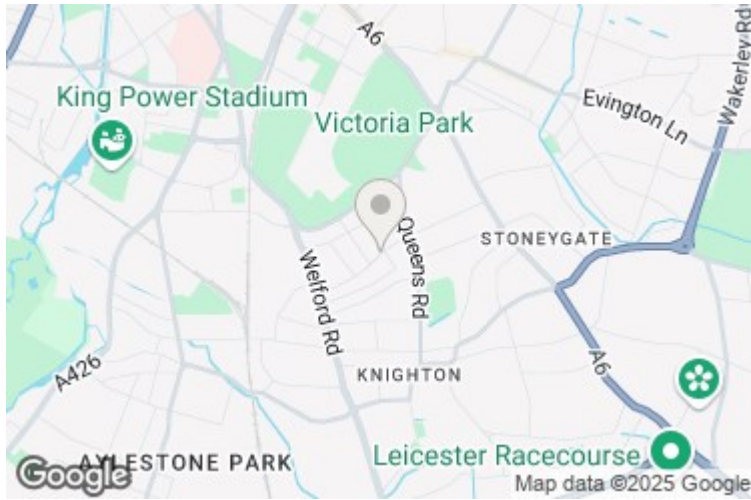
Saturday 9am - 4pm

### OTHER



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.





# 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

