

Guide Price £230,000 - £240,000

Montague Road, Clarendon Park, LE2 1TH

- Period Terraced Property
- Extended Kitchen
- Bathroom with Separate Shower Cubicle
- Situated Close to Queens Road
- Council Tax Band B
- Two Reception Room
- Two Bedrooms
- Rear Courtyard Garden
- EPC Rating C
- Freehold



Guide Price £230,000 - £240,000 An attractive PERIOD TWO BEDROOM TERRACED property, LOCATED CLOSE TO QUEENS ROAD.

The property is ideally situated within the popular city suburb of Clarendon Park being well served for Leicester University, the City Centre, Leicester train station and the fashionable Queens Road shopping parade with its array of specialist bars and bistros.

The house offers two reception rooms, and an extended kitchen to the ground floor.

On the First floor there are TWO BEDROOMS and an attractive bathroom with a separate shower cubicle.

To the rear of the house is a pretty courtyard garden.

VIEWING IS HIGHLY RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



RECEPTION ROOM ONE/DINING ROOM
11'0" x 11'3" (3.36 x 3.45)

Entrance via double glazed front door into this room with a radiator, meter cupboard, coving, stripped and varnished floor boards and double glazed window to front aspect.



RECEPTION ROOM TWO/LOUNGE
11'10" x 11'0" (3.63 x 3.36)

With an understair storage cupboard, radiator, double glazed window to rear aspect, and stairs leading to first floor:



KITCHEN
23'2" x 5'8" (7.08 x 1.74)

Fitted units with worktops over and tiled splashbacks, sink with drainer, gas range cooker with extractor above, integrated fridge/freezer, plumbing for a washing machine, built in cupboard with window to side elevation and radiator, two double glazed windows and door to side aspect.

FIRST FLOOR LANDING
15'0" x 2'7" (4.58 x 0.81)

Access to loft.



BEDROOM ONE

11'4" x 11'0" (3.46 x 3.37)

Having over stair storage cupboard and double glazed window to front elevation and radiator.



BATHROOM

11'4" x 6'4" (3.47 x 1.94)

Fitted with a bath, pedestal wash hand basin, low level W/C, shower cubicle with mains shower, heated towel rail, part tiled walls, frosted double glazed window to rear elevation



BEDROOM TWO

11'11" x 7'11" (3.64 x 2.43)

Having over stair storage cupboard, radiator and sash window to rear elevation:



OUTSIDE

To the rear of the property is a small courtyard garden with low level boundary walled surround and rear gated entry to the alleyway to the front



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.

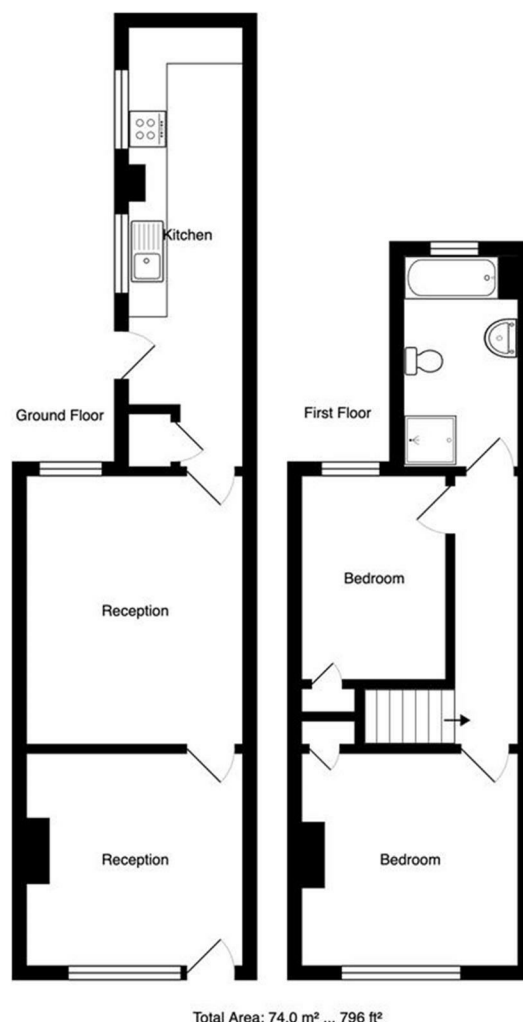
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

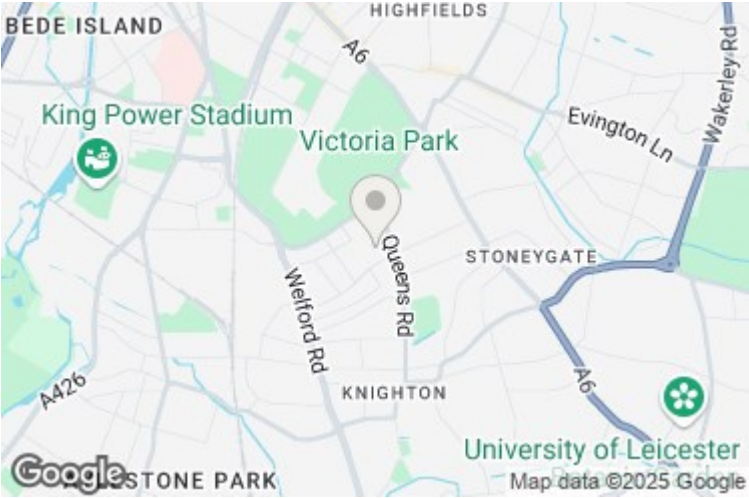
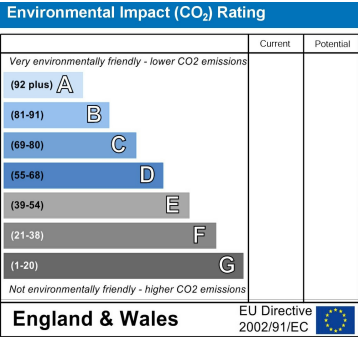
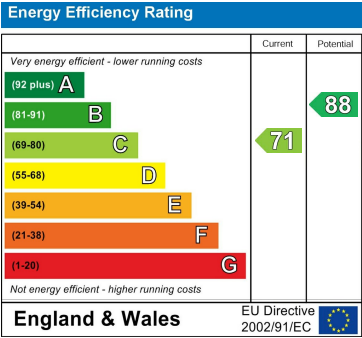
Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,



Total Area: 74.0 m² ... 796 ft²

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.



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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

