



# Asking Price £280,000

## Adderley Road, Leicester, LE2 1WB

- Mid-Terraced Property
- Dining Room
- Conservatory
- Three Bedrooms
- Established Rear Garden
- Lounge
- Kitchen
- Bathroom
- EPC Rating D Council Tax Band A
- Freehold





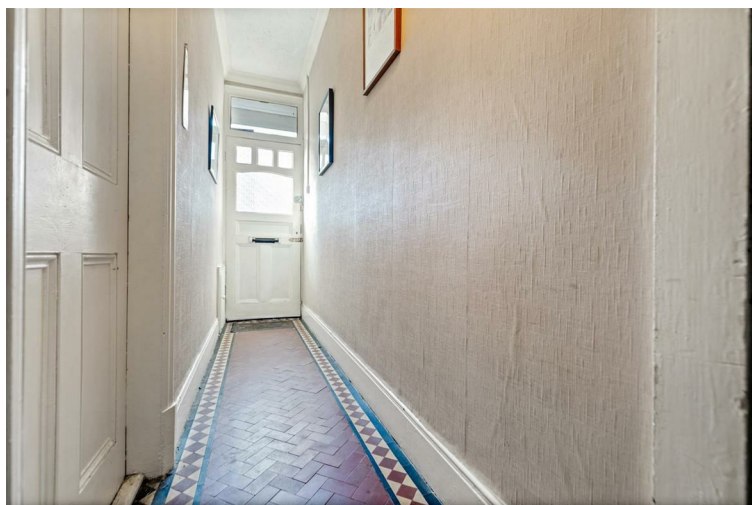
A charming and spacious THREE BEDROOM terraced property located in a sought after road in Clarendon Park.

The property has its own hallway with TWO RECEPTION ROOMS, breakfast kitchen and CONSERVATORY.

On the first floor there are THREE BEDROOMS and a bathroom.

With a courtyard garden.

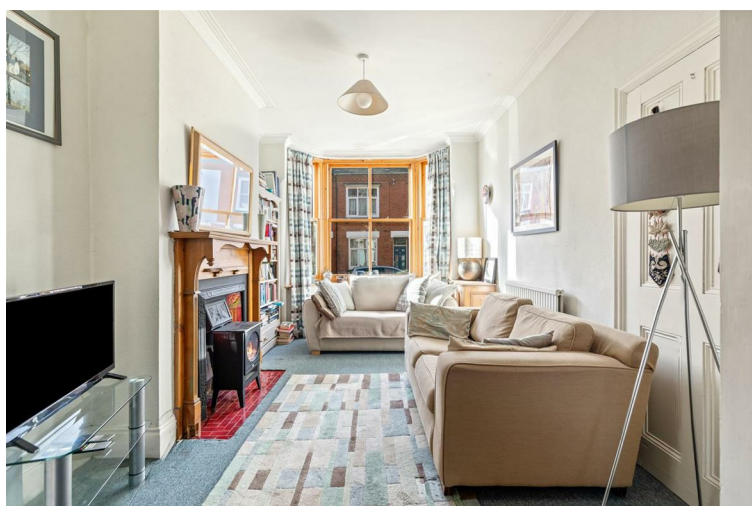
Offered for sale with NO UPPER CHAIN early viewing is highly recommended.



#### ENTRANCE HALLWAY

**12'0" x 2'8" (3.67 x 0.83)**

Front door, window to front aspect, built in cupboard housing gas meter, tessellated flooring.



#### LOUNGE

**14'2" to bay x 9'8" (4.33 to bay x 2.96)**

Cast iron decorative fireplace, coving, two radiators, double glazed bay window to front aspect.



#### DINING ROOM

**12'9" x 11'11" (3.91 x 3.64)**

Electric fireplace, coving, radiator, pair of double glazed doors opening out into the rear garden.

#### INNER HALLWAY

**5'4" x 2'6" (1.65 x 0.77)**

Stairs rising to first floor, cupboard under stairs with plumbing for W/M, and double glazed frosted window to side elevation.



#### BREAKFAST/KITCHEN

**15'3" x 7'11" (4.67 x 2.43)**

Fitted units with worktops and tiled splash backs, sink with drainer, plumbing for D/W, space for F/F, freestanding gas cooker, two double glazed windows to side aspect, door leading into,





#### CONSERVATORY

**8'10" x 8'1" (2.70 x 2.48)**

Power point, double glazed windows to side and rear aspects, pair of double glazed doors to side elevation opening up into the garden.



#### BEDROOM ONE

**13'3" x 12'0" (4.05 x 3.67)**

Fitted wardrobes and dressing unit, radiator, double glazed window to front aspect.



#### LANDING

Radiator access to loft double glazed window to side aspect.



#### BEDROOM TWO

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

Feature fireplace, fitted wardrobe, radiator, built in book shelves, double glazed window to rear elevation.

#### BEDROOM THREE

**8'10" x 8'0" (2.71 x 2.45)**

Built in cupboard housing boiler, radiator, double glazed window to rear aspect.





#### **BATHROOM**

**6'1" x 5'1" (1.86 x 1.56)**

Bath with mains shower, low level W/C, pedestal wash hand basin, tiled floor, part tiled walls, heated towel rail, double glazed frosted window to side aspect.



#### **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



#### **COURTYARD GARDEN**

Well established with borders, patio area, water tap, gate to side leading to the front of the property.



#### **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



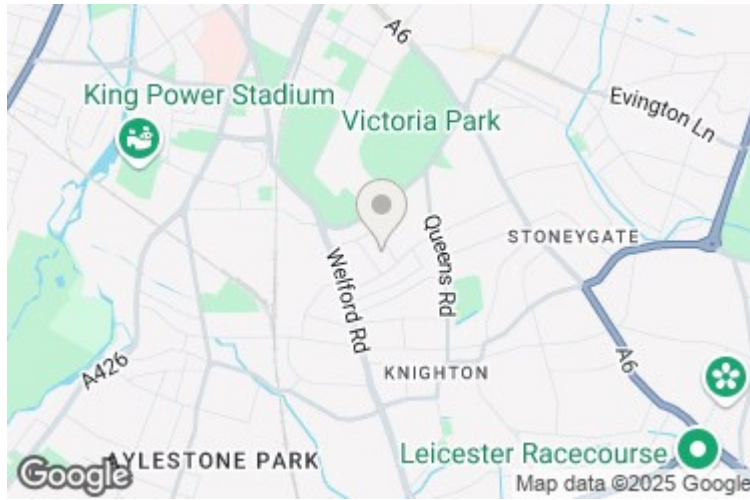
Total Area: 99.9 m<sup>2</sup> ... 1075 ft<sup>2</sup>

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC





# Barkers

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**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



- No sale – no fee
- Accompanied viewing service
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- 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

