



**Guide Price £250,000 - £260,000**

**Howard Road, Clarendon Park, Leicester, LE2 1XJ**

- Three Double Bedrooms
- End of Terrace
- Bathroom
- Rear Garden and Outbuildings
- Council Tax Band B
- Two Reception Rooms
- Kitchen/Diner
- Freehold
- No Upper Chain
- EPC Rating D





A SPACIOUS THREE BEDROOM end of terrace, with TWO RECEPTION ROOMS and a good size KITCHEN offered for sale with NO UPPER CHAIN available for a guide price of £250,000 to £260,000.

HOWARD ROAD is in a central location walking distance from QUEENS ROAD with its array of shops, coffee bars and restaurant's.

Ideal for HOME MOVER or INVESTOR.

Close to Leicester Station, Hospital, and Universities.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394

#### **ENTRANCE**

Wooden front door, under stairs cupboard, radiator.



#### **RECEPTION TWO**

**12'5" x 11'11" (3.807 x 3.642)**

Electric fire, radiator, two windows to side elevation, double glazed window to rear aspect.



#### **RECEPTION ONE**

**11'8" x 9'3" (3.572 x 2.834)**

Tiled fireplace with surround, picture rail, coving, double glazed window to front aspect.



#### **KITCHEN BREAKFAST ROOM**

**17'8" x 7'7" (5.391 x 2.322)**

Range of fitted units, freestanding gas cooker, built in sink with drainer, plumbing for W/M, 'Viessmann' boiler, tiled floor, radiator, double glazed windows to side and rear aspect and a door to side.

#### **UPSTAIRS LANDING**

**23'1" x 2'8" (7.038 x 0.813)**

Access to loft, radiator.



**BEDROOM ONE**

**12'6" x 11'11" (3.821 x 3.637)**

Fireplace, built in cupboard, radiator, double glazed window to front elevation.



**BEDROOM THREE**

**10'3" x 8'1" (3.129 x 2.479)**

Radiator, double glazed window to rear elevation.



**BEDROOM TWO**

**12'1" x 9'6" (3.697 x 2.900)**

Fireplace, built in cupboard, radiator, double glazed window to rear elevation.



**BATHROOM**

**7'0" x 5'0" (2.137 x 1.529)**

Bath with electric shower, wash hand basin, low level W/C, radiator, frosted double glazed window to side elevation.





### OUTSIDE

Patio area, two outbuildings, water tap and wooden gate to shared side passage leading to street



### 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.

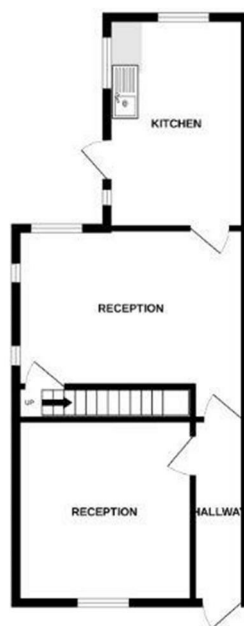
### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

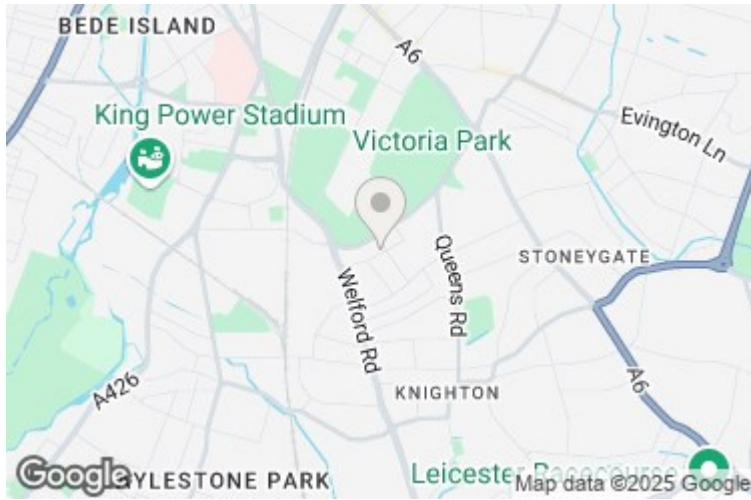
Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



# 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

