



Asking Price £250,000

Clarendon Park Road, Clarendon Park, Leicester, LE2 3AQ

- Extended Terraced House
- Two Receptions
- Utility Room
- Rear Garden
- EPC Rating D
- Two Bedrooms
- Kitchen
- Bathroom
- Freehold
- Council Tax Band B



A very well presented **EXTENDED TWO BEDROOM** terraced property located in **CLARENDON PARK**.

Briefly comprising of two receptions, extended kitchen with utility room on the ground floor, the first floor has two bedrooms and a bathroom.

There is a very attractive enclosed private garden to the rear.

Clarendon Park Road is located close to Victoria Park, and is a short walk to a wide variety of local convenience shopping with its superb range of restaurants and bars. Leicester city centre provides a wider choice of shopping outlets, boutiques, cafes, as well as a broad selection of eateries and shopping opportunities.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



RECEPTION TWO

11'3" x 10'11" (3.44 x 3.33)

Built in under stairs cupboard, cast iron fireplace, wooden floor board, radiator, double glazed window to rear aspect.



RECEPTION ONE

13'10" to bay x 10'11" (4.23 to bay x 3.33)

Double glazed front door, log burner, stripped floorboards, meter cupboard, radiator, double glazed bay window to front aspect, door leading to,



KITCHEN

12'10" x 5'4" (3.92 x 1.65)

Fitted units with worktops and tiled splash backs, sink with drainer, integrated dish washer, four ring gas hob with oven and extractor, tiled floor, double glazed window to side aspect.

INNER HALL

4'5" x 2'11" (1.37 x 0.89)

Double glazed door to side aspect leading to garden and door to,



UTILITY ROOM

8'0" x 5'1" (2.45 x 1.56)

'Baxi' boiler, space for F/F, plumbing for W/M, tiled floor, double glazed window to rear aspect.

LANDING

Access to loft



BEDROOM TWO

11'3" x 8'0" (3.45 x 2.44)

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



BEDROOM ONE

11'3" x 10'11" (3.45 x 3.35)

Radiator, double glazed window to front aspect.



BATHROOM

12'2" x 5'4" (3.72 x 1.65)

Bath with mains shower, vanity unit, low level W/C, heated towel rail, part tiled walls and tiled floor, double glazed frosted window to rear aspect.



OUTSIDE

Pretty good size private enclosed rear garden with patio area and decking area, water tap, gate to rear.



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.

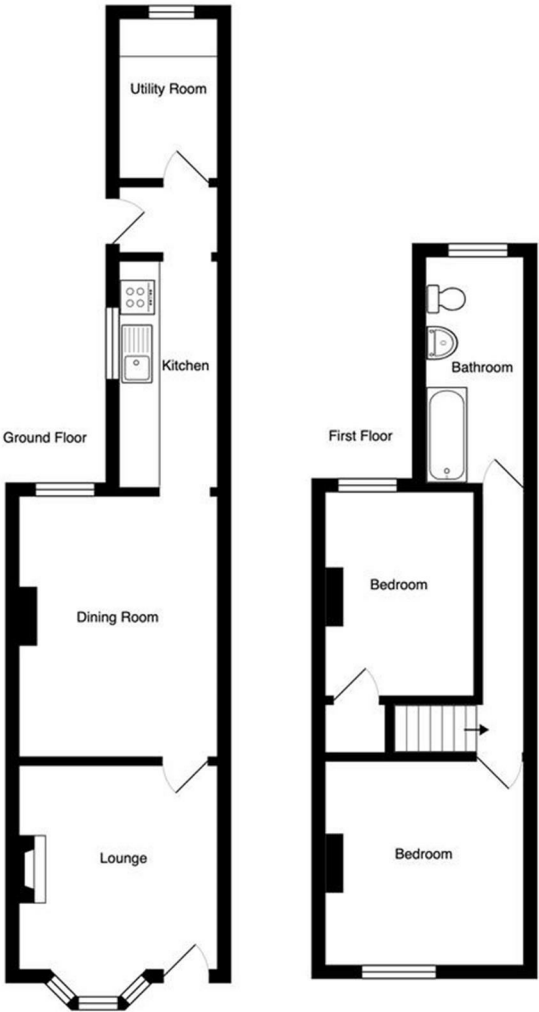
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

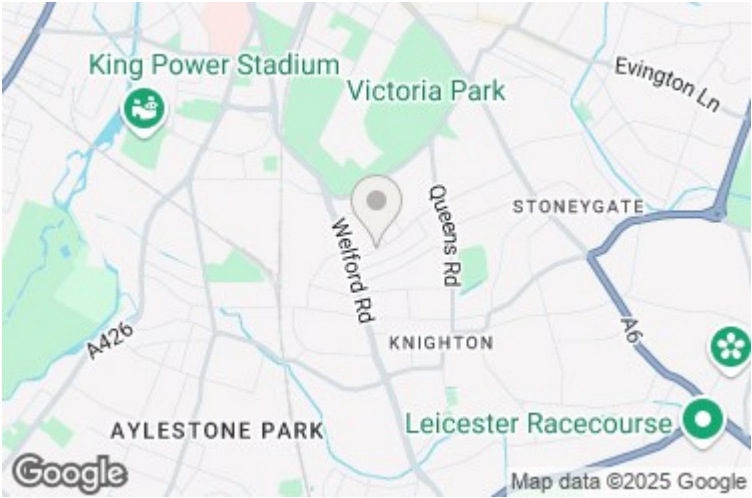
Monday to Friday 9am -5pm

Saturday 9am - 4pm



Total Area: 73.8 m² ... 795 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.



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

