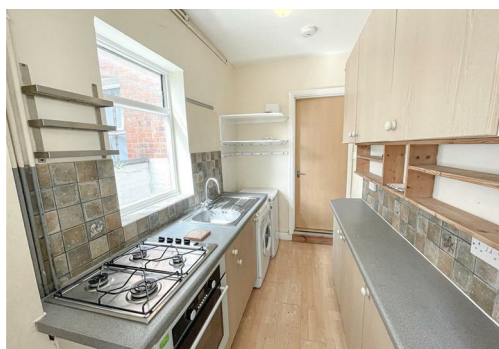




Price Guide £210,000 - £220,000

Avenue Road Extension, Clarendon Park, Leicester, LE2 3ER

- Mid Terraced House
- Two Reception Rooms
- Breakfast Area Extension
- South facing Garden
- EPC Rating E
- Two Bedrooms
- Kitchen
- Bathroom
- Freehold
- Council Tax Band A



Guide price £210,000-£220,000

A delightful EXTENDED TWO BEDROOM mid terraced property with a south facing garden.

The house briefly comprises TWO RECEPTION ROOMS and a kitchen on the ground floor.

The upstairs has two bedrooms and a bathroom. South facing garden to rear.

Located just off Queens Road with the benefit of having all the local shopping amenities, eateries walking distance.

Close to the Universities and Victoria Park.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394

RECEPTION ONE

10'10" x 10'4" (3.31 x 3.17)

Front door, Fireplace, coving, picture rail, radiator, window to front aspect.



RECEPTION ROOM TWO

10'11" x 10'5" (3.33 x 3.19)

Under stairs cupboard, fireplace, picture rail, radiator, window to rear aspect.



KITCHEN

8'5" x 5'6" (2.59 x 1.69)

Fitted units with worktops and tiled splash backs, sink with drainer, four ring gas hob with oven, plumbing for W/M, window to side aspect.

BREAKFAST AREA

8'7" x 4'11" (2.64 x 1.50)

Velux window to ceiling, double doors to rear aspect leading into garden, radiator, window to side elevation.

LANDING

Access to loft, stripped floor boards.



BEDROOM ONE

10'11" x 9'2" (3.33 x 2.80)

Stripped floor boards, fitted wardrobe, radiator, window to front aspect.



BEDROOM TWO

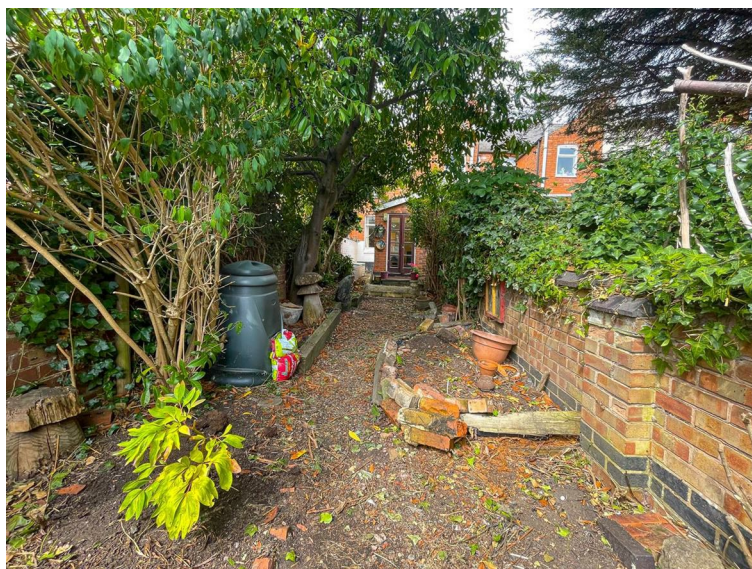
10'11" x 7'6" (3.34 x 2.31)

Fitted wardrobe, radiator, stripped floor boards, window to rear aspect.

BATHROOM

8'5" x 5'6" (2.59 x 1.70)

Bath with mains shower, low level W/C, wash hand basin, radiator, part tiled walls, built in cupboard housing boiler.



GARDEN

Established South Facing rear garden with various trees and shrubs and a shed.

DISCLAIMER

In 2010, some subsidence emerged in the breakfast area only. Full treatment for this subsidence was implemented and paid for by the insurance company on 10th Aug 2012. Certificates for all works completed are available from the office.

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:

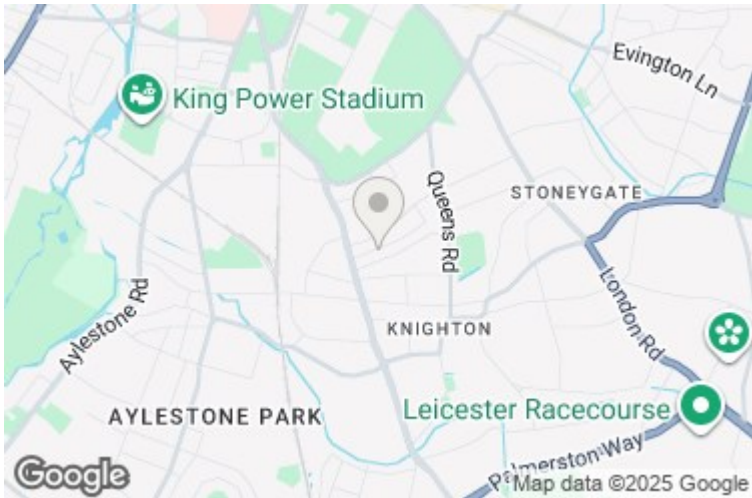
Monday to Friday 9am -5pm

Saturday 9am - 4pm



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

