



**Guide Price £220,000 - £230,000**

**Avenue Road Extension, Clarendon Park, Leicester, LE2 3EL**

- Mews House
- Two Shower Rooms
- Two Double Bedrooms
- EPC Rating C Council Tax Band A
- Courtyard Garden
- Open Plan Kitchen Diner
- Open Plan Reception Room
- Vaulted Ceilings to First Floor
- Freehold
- NO CHAIN





A rare opportunity to purchase this SPACIOUS TWO BEDROOM, TWO SHOWER ROOM house that is hidden away being set back from the road and with A GOOD COURTYARD SIZE GARDEN.

GUIDE PRICE £220,000 to £230,000.

The stylish accommodation is over two floors and briefly comprises of an open plan kitchen diner, bedroom one and shower room to the downstairs and upstairs is a reception room with a vaulted and beamed ceiling, bedroom two and the second shower room.

The house is offered for sale with NO CHAIN and has to be viewed to be truly appreciated.

Great Location being within walking distance from the popular Queens Road, Victoria Park, Leicester Train Station, Leicester University and The Leicester Royal Infirmary.

Would suit a HOME MOVER or INVESTOR.

VIEWING IS HIGHLY RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



### OPEN PLAN KITCHEN/DINING ROOM

**26'0" x 8'3" (7.93 x 2.53)**

Entrance via a wooden front door into this open plan room with a built in understairs cupboard, cupboard housing fuse box (RCD updated in 2022) and alarm panel., radiator, and two double glazed window's to front aspect. Stairs giving access to the first floor. The kitchen area has a range of fitted units with worktops over and tiled splashbacks. There is an integrated washing machine and dishwasher, sink with drainer, built in four ring gas hob with oven and extractor and a space is provided for a fridge freezer, spot lights fitted to the ceiling.

Step into inner hallway leading too:



### OTHER ASPECT



### KITCHEN AREA



**SHOWER ROOM ONE**  
**5'1" x 4'10" (1.55 x 1.48)**

Corner shower cubicle with electric shower, low level W/C, vanity unit, heated towel rail, part tiled walls, double glazed window to front aspect.



**LOUNGE**  
**21'10" x 8'5" (6.66 x 2.59)**

Vaulted exposed beamed ceiling with two Velux windows fitted, wall mounted 'Worcester' boiler, (fitted in 2023 with a 5 year warranty), two radiators, three double glazed windows to front aspect.



**BEDROOM ONE**  
**13'2" x 7'7" (4.03 x 2.33)**

Radiator, double glazed window to front aspect.



**OTHER ASPECT**

## **FIRST FLOOR**





### **BEDROOM TWO**

**13'0" x 7'5" (3.97 x 2.28)**

Fitted wardrobe, radiator, vaulted ceiling with exposed beams and velux window, double glazed window to front aspect.



### **SHOWER ROOM TWO**

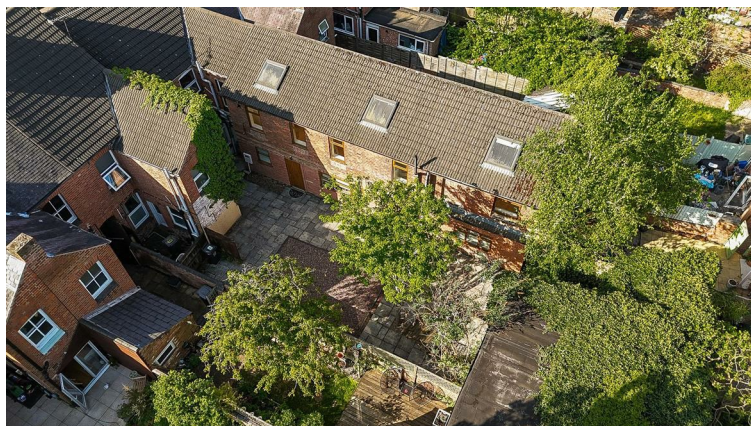
**6'3" x 5'6" (1.91 x 1.68)**

Corner shower cubicle with mains shower, low level W/C, vanity unit, heated towel rail, part tiled walls, double glazed window to front aspect.



### **OUTSIDE**

With a larger than average courtyard garden, (right of way to access the storage unit at the back) mainly paved with a mature tree and shrubs, brick built wall, gate to the front of the property with passageway leading onto Avenue Road Extension (which is shared with 206A & 206B).



### **FRONT GATED ENTRANCE**





### 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.

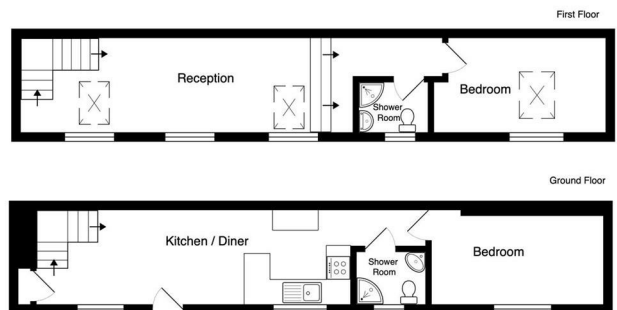
### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

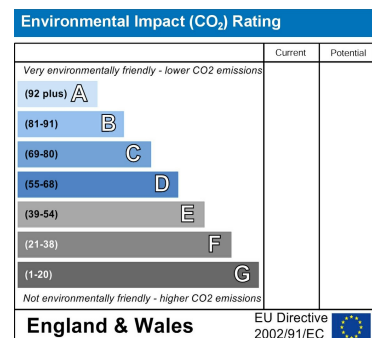
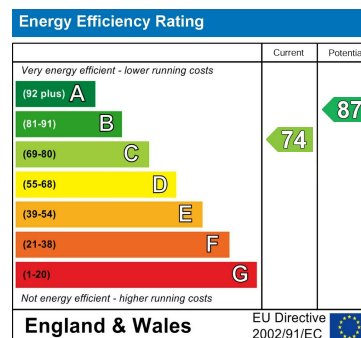
Monday to Friday 9am -5pm

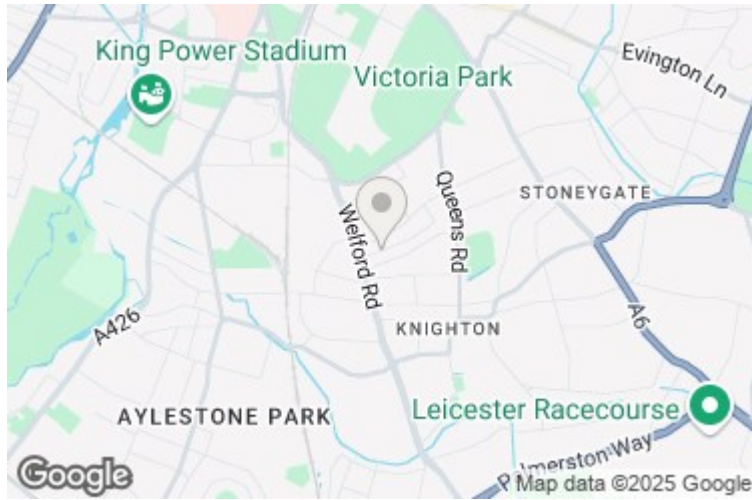
Saturday 9am - 4pm



Total Area: 70.4 m² ... 758 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

