



**Offers over £260,000**

**Lorne Road, Leicester, LE2 1YH**

- Terraced Property
- Two Reception Rooms
- Shower Room
- Courtyard garden with Out Buildings
- No Chain
- Three Bedrooms
- Dining / Kitchen
- Hallway
- Freehold
- EPC Rating D Council Tax Band B



A great opportunity to purchase this spacious THREE BEDROOM terraced house in CLARENDON PARK.

The property is offered for sale with NO CHAIN and briefly comprises an entrance hallway, two separate reception room, dining kitchen on the ground floor. On the first floor there are three bedroom and a shower room.

Outside is a courtyard garden and retaining the original three outbuildings.

Lorne Road is walking distance to Queens Road with its popular bars, restaurants and coffee shops, not to mention Victoria Park, Leicester Railway station and the Hospitals and Universities.

**VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394**



#### **ENTRANCE HALL**

Front door, Coving, radiator, staircase rising to first floor.



#### **RECEPTION ONE**

**13'6" to bay x 9'6" (4.13 to bay x 2.92)**

Meter cupboard, coving, radiator, double glazed bay window to front aspect.



#### **RECEPTION TWO**

**12'7" x 11'10" (3.86 x 3.62)**

Under stairs cupboard, radiator, double glazed window to rear aspect, sliding door leading into,



#### DINING KITCHEN

**18'7" x 7'6" (5.67 x 2.31)**

Fitted units with work tops and tiled splash backs, electric hob and oven, sink with drainer, plumbing for washing machine, 'Worcester' boiler, double glazed window to side and rear aspects, double glazed frosted door to side elevation leading into garden.



#### BEDROOM ONE

**14'2" x 11'11" (4.33 x 3.64)**

Radiator, double glazed window to front aspect.



#### LANDING

Access to loft.



#### BEDROOM TWO

**11'3" max x 9'3" (3.44 max x 2.83)**

Radiator, double glazed window to rear aspect.



#### **BEDROOM THREE**

**11'9" x 7'7" (3.60 x 2.33)**

Fitted wardrobe, radiator, double glazed window to rear aspect.



#### **OUTSIDE**

A courtyard garden with the three original outbuildings, water tap, raised brick flower borders, side gate.



#### **SHOWER ROOM**

**6'5" x 4'7" (1.96 x 1.41)**

Shower cubicle with mains shower, low level W/C, pedestal wash hand basin, radiator, tiled floor and walls, 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



#### 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.

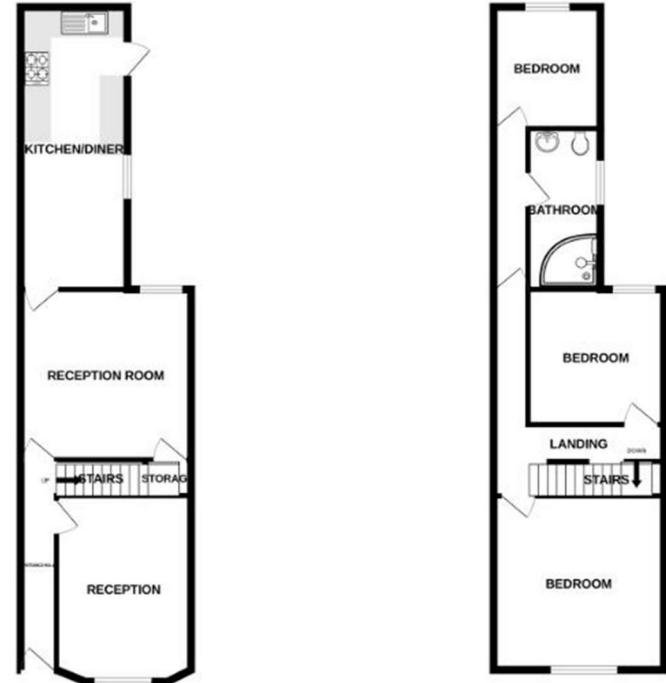
#### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

#### Hours of Business:

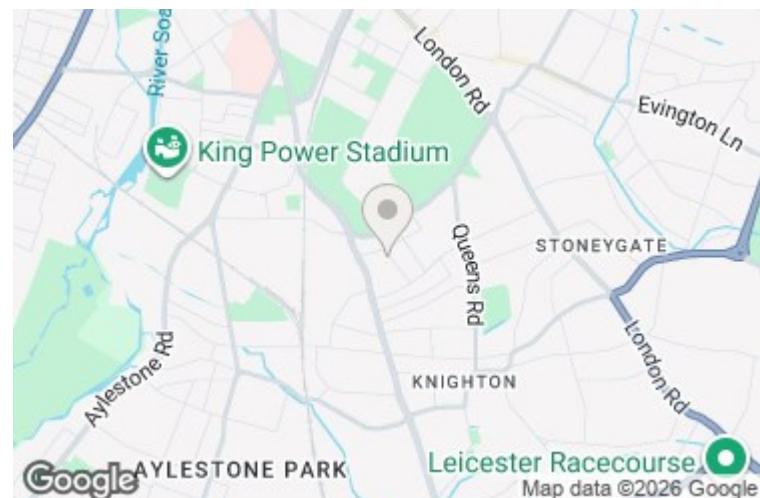
Monday to Friday 9am -5pm

Saturday 9am - 4pm



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 85        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 63                      |           |
| (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 <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 |           |



# Est.1985 **Barkers**

**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

