



## Asking Price £225,000

St. Leonards Road, Leicester, LE2 1WR

- Three Bedrooms
- Two Reception Rooms
- Downstairs Bathroom
- No Upper Chain
- FTB or Investor opportunity
- Terraced House
- Kitchen
- Convenient Location
- Council Tax Band B EPC Rating D
- Freehold



A great opportunity to purchase this THREE BEDROOM mid terraced BAY FRONTED house in the centre of CLARENDON PARK.

The home would be ideal for first time buyers or investors alike.

Briefly comprising TWO RECEPTIONS rooms, kitchen and DOWNSTAIRS BATHROOM on the ground floor.

On the first floor there are three bedrooms.

Courtyard garden to the rear and offered for sale with NO UPPER CHAIN.

Round the corner to Queens Road with its array of coffee shops, and restaurant's, with Leicester City Centre and train station, close by, not to mention University of Leicester and Leicester Royal Infirmary.



#### RECEPTION TWO

11'5" x 10'6" (3.49 x 3.22)

Under stairs cupboard, radiator, double glazed window to rear aspect.



#### RECEPTION ONE

13'2" to bay x 10'6" (4.02 to bay x 3.22)

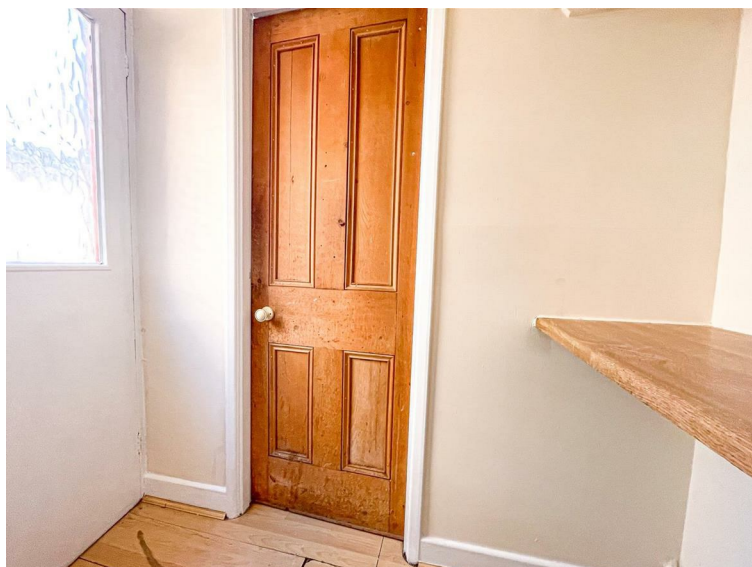
Front door, meter cupboard, coving, ceiling mould, radiator, bay window to front aspect.



#### KITCHEN

8'11" x 5'7" (2.74 x 1.71)

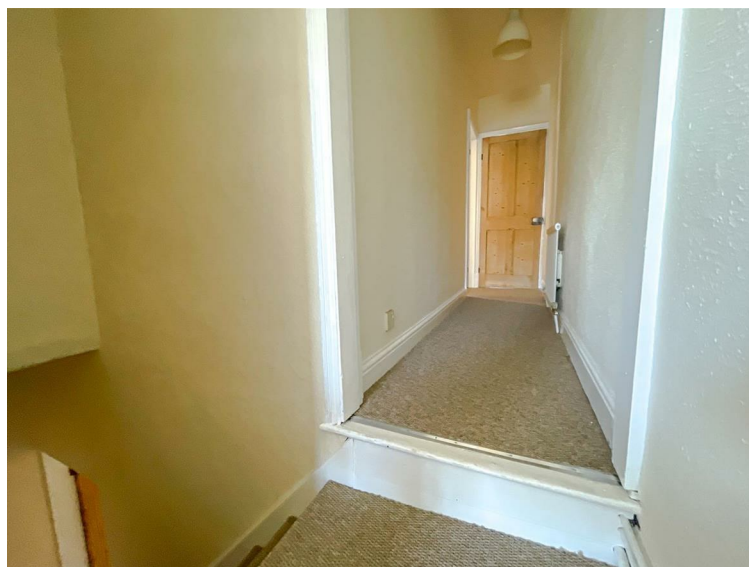
Fitted units with worktops, boiler, sink with drainer, plumbing for washing machine.



**INNER HALL**

**6'5" x 2'8" (1.96 x 0.83)**

Door to side aspect, space for fridge freezer.



**LANDING**

Radiator.



**DOWNSTAIRS BATHROOM**

**6'4" x 5'5" (1.94 x 1.67)**

Bath, low level w/pedestal wash hand basin, part tiled walls, radiator.



**BEDROOM ONE**

**11'6" x 10'6" (3.51 x 3.21)**

Cast iron fireplace, radiator, two windows to front aspect.



**BEDROOM TWO**  
**11'5" x 7'6" (3.49 x 2.29)**

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



**OUTSIDE**

Courtyard garden which is half paved, with flower bed, gate to rear aspect.



**BEDROOM THREE**  
**8'11" x 5'7" (2.72 x 1.71)**

Radiator, double glazed window to rear 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.

#### 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

#### AML DISCLAIMER

In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

A £50 fee (incl. vat) covers required data and any manual checks.

This must be paid before we can issue a memorandum of sale.

The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks





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			
		66	77
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



# Barkers

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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

