



## Guide Price £450,000 - £475,000

### Queens Road, Clarendon Park, Leicester, LE2 1WQ

- Clarendon Park
- Freehold
- Bathroom, Shower Room and Two En-suites
- Two Kitchens
- Rear Garden
- Substantial Five Bedroom Villa
- Historically a 6 bed HMO
- Lounge
- EPC D/ Council Tax D
- No Upward Chain





GUIDE PRICE £450,000-£475,000

A rare opportunity to purchase a SUBSTANTIAL THREE STOREY property on QUEENS ROAD built around the turn of the last century.

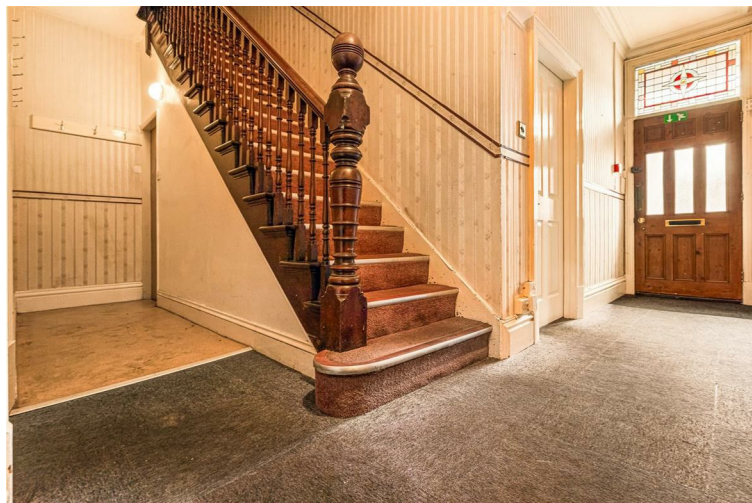
SUITABLE FOR AN INVESTOR OR RESIDENTIAL BUYER

Historically used as a 6 bed HMO

Providing excellent access to Leicester University, Local Shopping Facilities, Leicester Royal Infirmary and the Leicester City Centre. Walking distance to Victoria Park & local schooling.

Internally the property comprises an entrance hall, two ground floor letting bedrooms (one with an en-suite), w/c, lounge, kitchen, utility room, ground floor shower room, stair to the cellar. First floor comprising two letting bedrooms (one with an en-suite), w/c, bathroom and second kitchen. Second floor with two further double letting bedrooms. Outside there is a rear lawned garden and a forecourt to the front

Offered with No Upward Chain. Early Viewing Advised CALL BARKERS ON 0116 2709394.



#### ENTRANCE HALL

Entrance via wooden front door into the hallway with radiator, carpet to flooring laid over original tiled floor, fire alarm panel, stairs to first floor, access to cellar:

#### CELLER

Access via concrete stairs into the main cellar with asphalt flooring (electric & gas meters) and adjacent sectioned cellar where water meter is:



#### GROUND FLOOR BEDROOM ONE

**15'9" into bay x 13'0" (4.82 into bay x 3.98 )**

Ceiling rose, coving, radiator and double glazed bay window to front aspect:



#### GROUND FLOOR BEDROOM TWO

**11'3" x 13'8" (3.45 x 4.17 )**

Radiator, ceiling rose, dado rail, door leading to rear garden:

#### EN-SUITE

**5'6" x 4'6" (1.70 x 1.39)**

Shower cubicle with mixer shower and tiled splash backs, w/c, wash hand basin and towel rail:

#### W/C

W/C and hand basin, double glazed to side aspect:



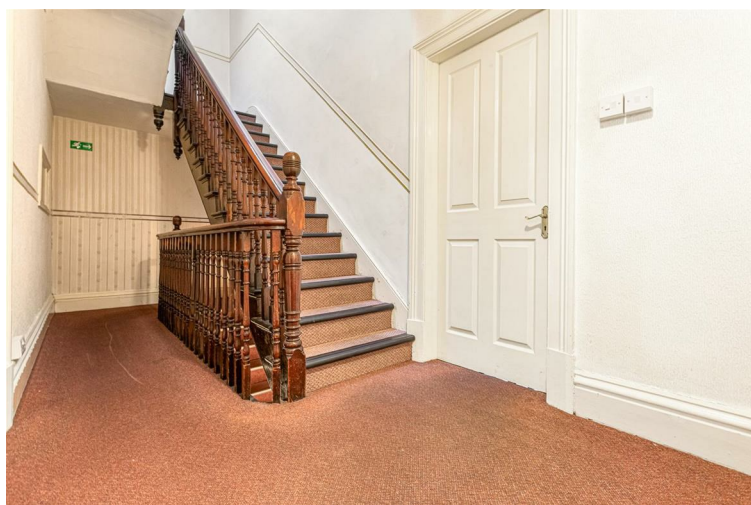
**LOUNGE**  
**11'3" x 13'8" (into bay) (3.43 x 4.17 (into bay))**  
Radiator and double glazed window to side aspect:



**UTILITY ROOM**  
**10'0" x 7'3" (3.07 x 2.21 )**  
Plumbing for washing machine and fridge/freezer. Double glazed window to side aspect and door to rear garden:



**KITCHEN**  
**9'10" x 10'11" (3.02 x 3.33 )**  
Fitted units with worktops over and inset sink/drain, tiled splash backs, gas cooker, wall mounted 'Worcester' gas boiler. Double glazed window to side aspect:



**FIRST FLOOR LANDING**





**FIRST FLOOR BEDROOM THREE**

**14'7" (into bay ) x 17'8" (4.46 (into bay ) x 5.40 )**

Radiator, coving, two fitted wardrobes, feature fire place, radiator and double glazed bay window to front elevation:



**EN-SUITE**

**5'6" x 4'6" (1.70 x 1.39 )**

Shower cubicle with mixer shower and tiled splash backs, w/c, wash hand basin and towel rail:



**FIRST FLOOR BEDROOM FOUR**

**12'9" x 14'5" (3.91 x 4.41 )**

Radiator, fitted wardrobe and double glazed window to rear elevation:

**W/C**

Pedestal sink, w/c and double glazed window to side elevation:



**BATHROOM**

Bathroom with w/c, pedestal sink and bath with shower over. Double glazed window to side elevation:



#### KITCHEN

**9'11" x 11'0" (3.03 x 3.36 )**

Fitted units with worktops over and inset sink/drain, tiled splash backs, gas cooker, wall mounted. Double glazed window to rear elevation:

#### SECOND FLOOR LANDING

#### SECOND FLOOR BEDROOM FIVE

**12'11" x 19'4" (3.96m x 5.91m )**

Window to front elevation, pedestal sink and feature fire and radiator:



#### SECOND FLOOR BEDROOM SIX

**13'0" x 18'1" (3.97 x 5.53 )**

Radiator, pedestal sink and window to rear elevation:



#### GARDEN

The property benefits from a lawned rear garden with storage outbuilding and tiled roof. Front forecourt garden with wrought iron gate and mature privet hedge:

#### DISCLAIMER

Please note, the photos used in these particulars were prior to the current tenants taking occupation.

#### 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.



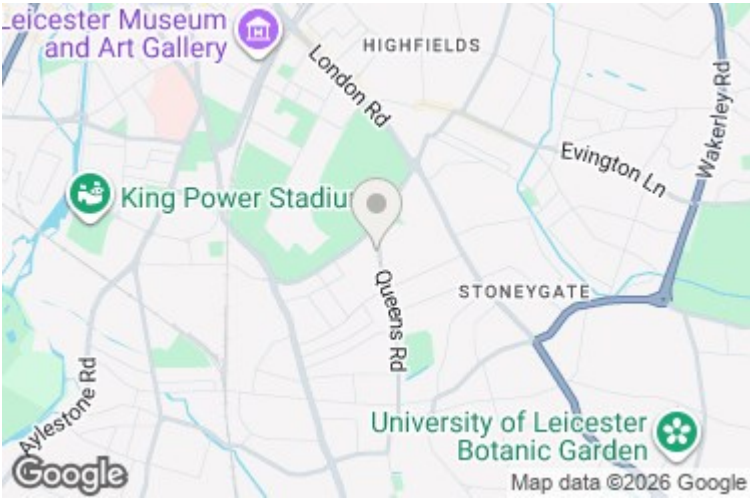
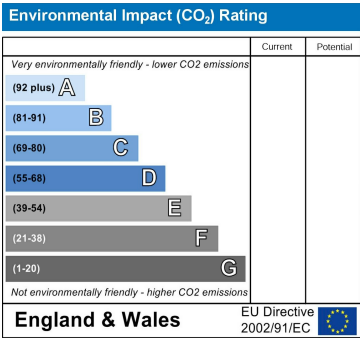
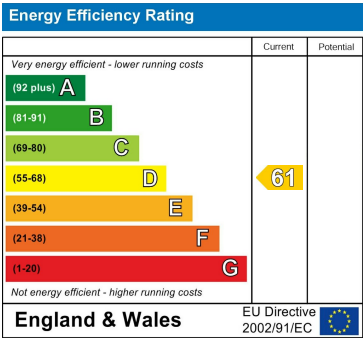
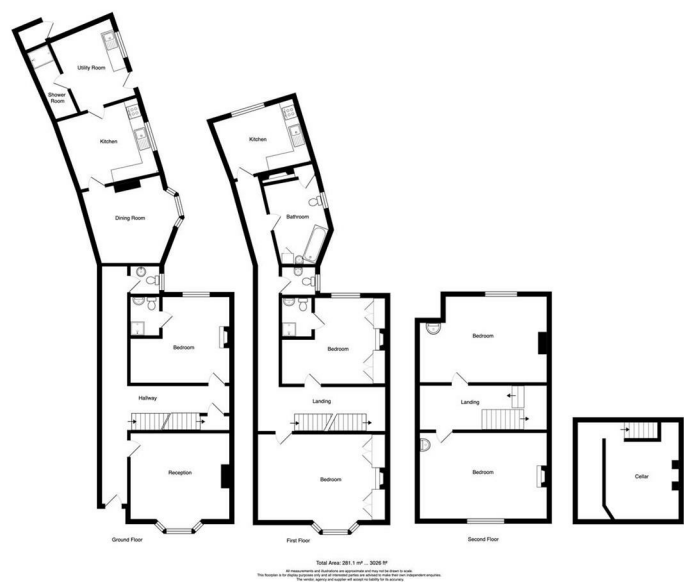
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



# 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

