SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









Offers Over £190,000

Edward Road, Clarendon Park, Leicester, LE2 1TF

- Terraced Property
- Extended Fitted Kitchen
- Bathroom Suite & Shower
- GCH, DG & EPC D, Council Tax A
- Freehold
- Two Reception Rooms
- Two Double Bedrooms
- Walled Courtyard Garden
- No Upward Chain
- Early Viewing Recommended



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79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

AN ATTRACTIVE TWO BED PERIOD TERRACED PROPERTY superbly situated within the sought after city suburb of Clarendon Park, being well served for Leicester University, the City Centre & the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques.

This well appointed living accommodation would provide a very comfortable starter home or Ideal Investment Opportunity briefly comprises, two reception rooms, extended fitted kitchen, two double bedrooms and a modern three piece bathroom suite with shower Having full GCH, DG, EPC E and walled courtyard garden. EARLY VIEWING HIGHLY RECOMMENDED. Offered with No Upward Chain.



FRONT RECEPTION ROOM
10'10 x 10'2 (3.30m x 3.10m)
Comprising meter cupboard to recess, laminate flooring, ceiling coving & rose, radiator and double glazed window to front aspect:



REAR RECEPTION ROOM
10'10 x 10'4 (3.30m x 3.15m)
Gas fireplace with wood surround, laminate flooring, radiator, double glazed window to rear aspect and stairs off to first floor:



FITTED KITCHEN
11'1 x 5'7 (3.38m x 1.70m)
This streamlined extended fitted kitchen comprises a matching range of ivory base, wall and drawer units with grey mottled work surfaces over inset with stainless steel sink & drainer. Space is provided for free standing double electric oven and hob, fridge/freezer and plumbing for washing machine, checkered tiled splash backs, ceramic tiled flooring, double glazed window and door to side aspect:

LANDING



BEDROOM ONE
10'10 x 10'3 (3.30m x 3.12m)
Radiator and two double glazed windows to front elevation:



BEDROOM TWO
10'9 x 10'3 (3.28m x 3.12m)
Comprising radiator and double glazed window to rear elevation:



BATHROOM SUITE & SHOWER
Fitted with a white three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level w/c, finished with tiled surround concealed wall mounted combi boiler, radiator and double glazed opaque window to rear elevation:



OUTSIDE
The rear extends to a walled courtyard garden with two original outbuildings:

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.

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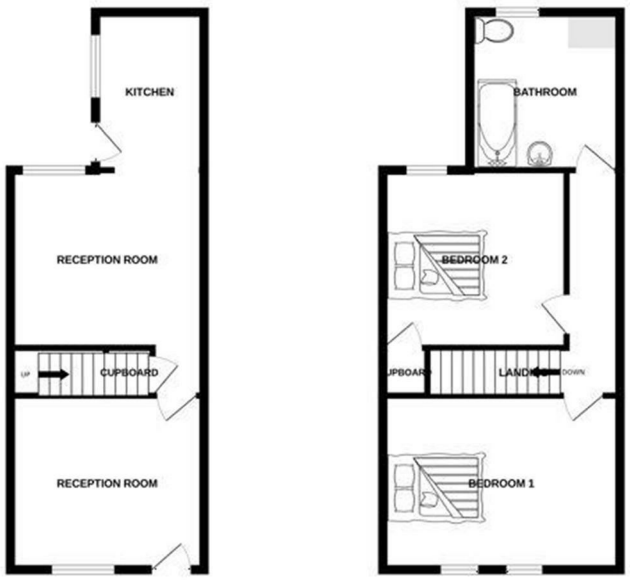
A £50 fee (incl. vat) covers required data and any manual checks.
This must be paid before we can issue a memorandum of sale.
The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks

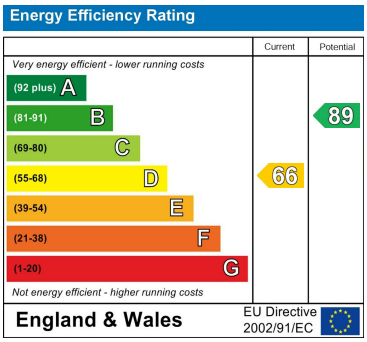
FREE VALUATION

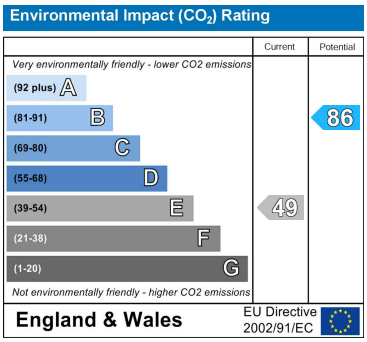
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

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 -5.30pm,
Saturday 9am - 4pm,









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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



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