SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

GUIDE PRICE £230,000-£240,000

Leopold Road, Clarendon Park, Leicester, LE2 1YB

- Stylish Period Terraced Property
- Fitted Kitchen
- Bathroom Suite & Shower
- Large Garden
- No Upper Chain
- Two Reception Rooms
- Two Double Bedrooms
- DG, GCH & EPC D
- EPC Rating D / Council Tax Band B
- Freehold

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

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A DELIGHTFULLY PRESENTED PRETTY PERIOD TERRACED PROPERTY superbly situated in the sought after city suburb of Clarendon Park, being well served for the University of Leicester, the City Centre and the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This immaculately presented living accommodation would provide a very comfortable starter home and briefly comprises, two reception rooms, streamlined fitted kitchen, two double bedrooms, bathroom suite with shower and benefits from an attractive deep set landscaped rear garden, which is a particular feature of the property. Having GCH, DG & EPC D
EARLY VIEWING HIGHLY RECOMMENDED

FRONT RECEPTION ROOM
11'10 x 11'2 (3.61m x 3.40m)
Gas cast iron fireplace with tiled inset and hearth, coving, meter cupboard, built in shelf unit with cupboards underneath, radiator, double glaze window to front aspect.

REAR RECEPTION ROOM
11'5 x 11'2 (3.48m x 3.40m)
Wooden fireplace surround, under stair storage cupboard housing electrics, radiator, double glazed window to rear elevation and stairs leading to first floor.

FITTED KITCHEN
11'5 x 6'05 (3.48m x 1.96m)
Fitted units with worktops, sink with drainer, electric hob oven and extractor, plumbing for washing machine, space for fridge freezer, double glazed window to side aspect and double glazed door to side leading to garden.

LANDING
Access to loft.

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BEDROOM ONE
12'11" x 11'11" (3.96 x 3.65)
Radiator, double glazed window to front aspect.

BEDROOM TWO
12'6" x 10'5" (3.83 x 3.19)
Built in cupboard, radiator, double glazed window to rear aspect.

BATHROOM
11'0" x 6'0" (3.37 x 1.84)
Bath with electric shower, low level W/C, vanity unit, built in cupboard housing 'Worcester' boiler, heated towel rail, radiator, part tiled walls, frosted double glazed window to rear aspect.

OUTSIDE
A larger than average deep set garden, with original outbuilds, paved seating area, raised decking area at the bottom of the garden, flower borders with various shrubs, plants and tree, gate to side aspect.

RIGHT OF ACCESS
The neighbours at No 35 have right of access for bin access:

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.

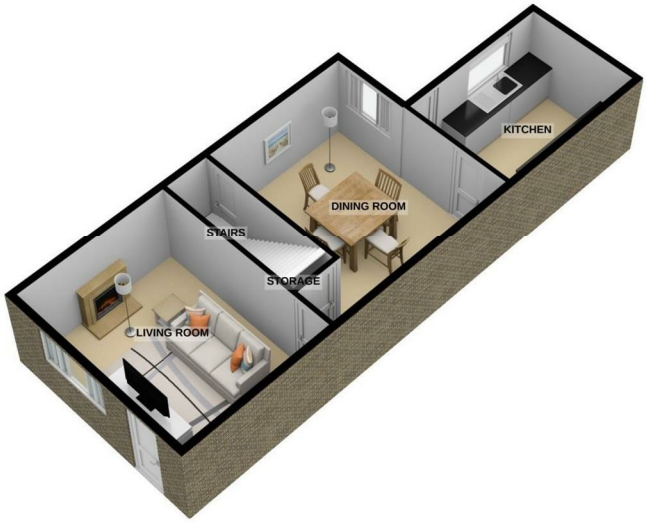
VIEWING TIMES

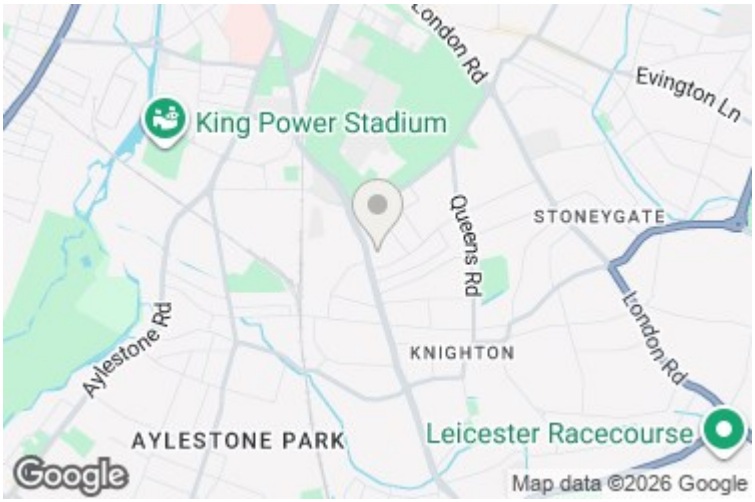
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5.00pm
Saturday 9am - 4pm

AML DISCLAIMER

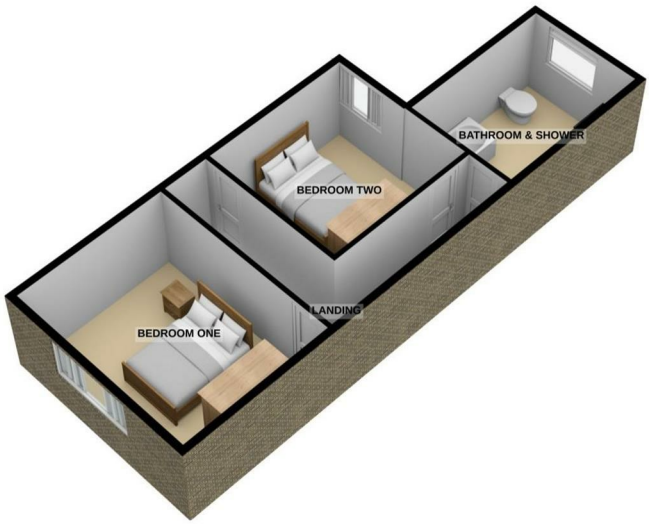
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
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

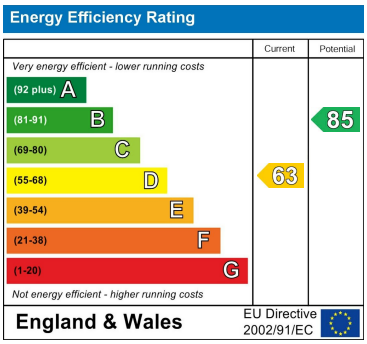
GROUND FLOOR

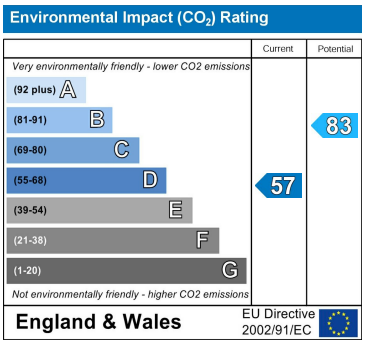




1ST FLOOR







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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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