SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

Asking Price £220,000

Hartopp Road, Clarendon Park, Leicester, LE2 1WF

- Mid Terraced House
- Two Reception Rooms
- Bathroom
- No Upper Chain
- Council Tax Band B
- Two Double Bedrooms
- Kitchen
- Rear Courtyard Garden
- EPC Rating Rating E
- Freehold

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

A TWO DOUBLE BEDROOM terraced house in CLARENDON PARK.

Comprising of TWO RECEPTIONS and a kitchen on the ground floor.

On the first floor there are two double bedrooms and a bathroom.

Pretty courtyard garden with original outbuildings.

Well located being just round the corner to Queens Road with its good choice of coffee shops, restaurants and close to Leicester City Centre and Train Line, Leicester University and The Royal Infirmary,

RECEPTION ONE
11'4" x 11'3" (3.47 x 3.44)
Front door, meter cupboard, coving, radiator, double glazed window to front aspect.

INNER HALL
2'10" x 2'6" (0.87 x 0.78)
Under stairs storage, door into

RECEPTION TWO
11'5" x 11'3" (3.50 x 3.43)
Closed fireplace with tiled inset and wooden surround, built in dresser unit, radiator, window to rear aspect.

KITCHEN
11'8" x 6'4" (3.58 x 1.94)
Fitted units with worktops and tiled splashbacks, sink with drainer, boiler, four ring gas hob oven and extractor, space for fridge freezer, plumbing for washing machine, radiator, two windows to side aspect, door to side elevation leading into garden.

LANDING

BEDROOM ONE
12'9" x 11'4" (3.89 x 3.47)
Radiator, double glazed window to front aspect.

BATHROOM
11'8" x 6'8" (3.58 x 2.04)
Bath with electric shower, low level W/C, pedestal wash hand basin, built in cupboard housing water tank, radiator, frosted double glazed window to rear aspect.

BEDROOM TWO
11'5" x 9'8" (3.49 x 2.96)
Built in cupboard with access to loft, radiator, window to rear aspect.

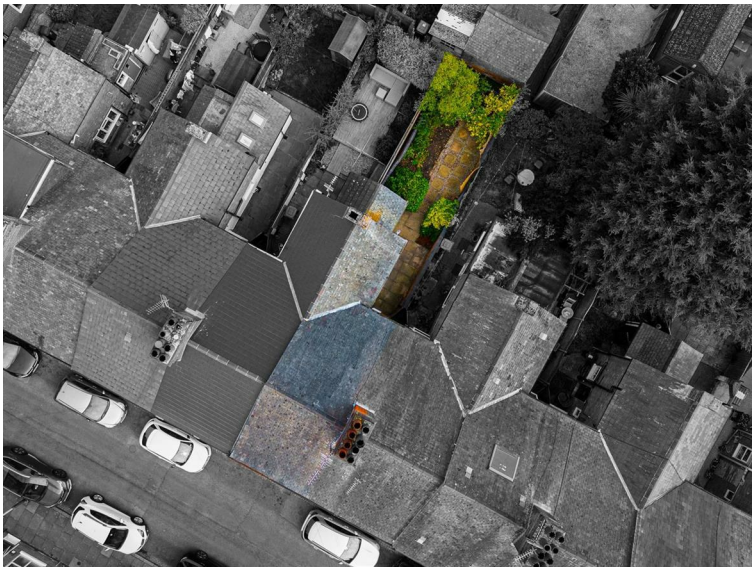
OUTSIDE
Paved seating area, original outbuildings, flower border with mature shrubs, bushes and plants, gate to front aspect.

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

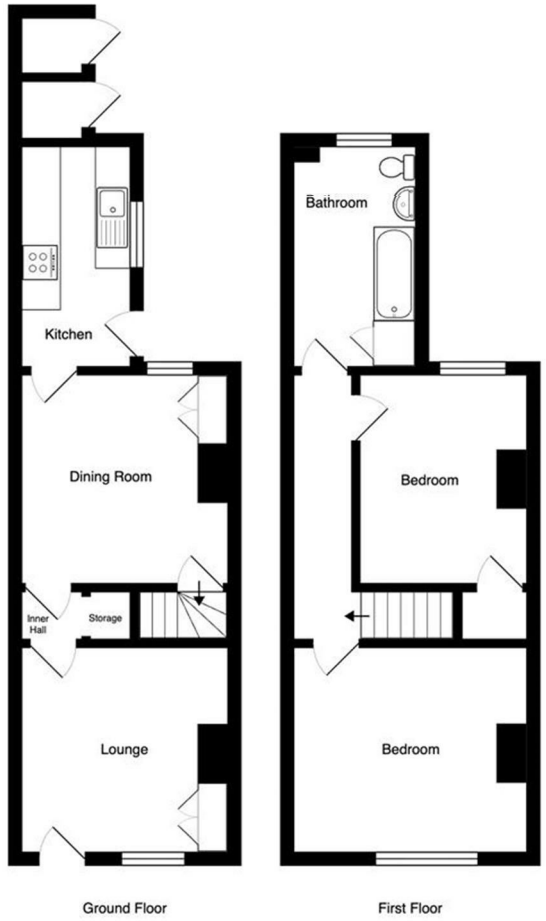
GENERAL REMARKS

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.
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

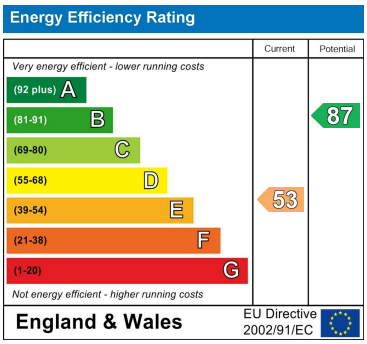


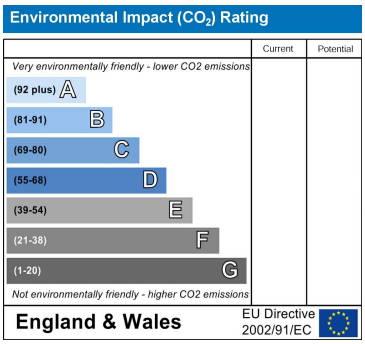
AML DISCLAIMER

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



All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.
The vendor, agency and supplier will accept no liability for its accuracy.





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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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