SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









Guide Price of £190,000 to £200,000

St. Leonards Road, Leicester, LE2 3BZ

- Mid Terraced Property
- Two Reception Rooms
- Downstairs W/C
- Courtyard Garden
- No Upper Chain
- Two Bedrooms
- Utilty Area
- Bathroom
- EPC Rating E Council Tax Band B
- Freehold



barkers1985.co.uk

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

An EXTENDED terraced house with TWO RECEPTIONS, in CLARENDON PARK.

PRICE GUIDE OF £190,000 TO £200,000.

This TWO BEDROOM property benefits from a UTILITY AREA and DOWNSTAIRS W/C.

There is an UPSTAIRS BATHROOM and a COURTYARD GARDEN.

Located in walking distance to QUEENS ROAD with its great selection of coffee shops, restaurants.

Close to Leicester City Centre, Train Station, Victoria Park and University of Leicester.



RECEPTION ONE
11'11" x 11'3" (3.64 x 3.45)
Double glazed front door, gas fire, meter cupboard, coving, plate rail, radiator, double glazed window to front aspect.



RECEPTION TWO
12'4" x 11'4" (3.77 x 3.46)
Under stairs cupboard, picture rail, radiator, double glazed window to rear aspect.



KITCHEN
11'5" x 6'0" (3.49 x 1.83)
Fitted units with worktops and tiled splash backs, newly fitted boiler, sink with drainer, gas point, radiator, double glazed window and door to side aspect.

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OTHER ASPECT



UTILTY AREA
5'0" x 4'0" (1.54 x 1.24)
Plumbing for washing machine, space for fridge freezer, double glazed window to side aspect.

DOWNSTAIRS W/C
4'9" x 2'9" (1.46 x 0.84)
Low level W/C, frosted double glazed window to side aspect.

LANDING
Radiator.

BEDROOM ONE
12'0" x 11'3" (3.66 x 3.44)
Fitted wardrobes, radiator, double glazed window to front aspect.



BEDROOM TWO
12'5" x 8'6" (3.81 x 2.60)
Built in cupboard with loft access, radiator, double glazed window to rear aspect.





BATHROOM
10'11" x 6'0" (3.35 x 1.83)
Bath with mains shower, pedestal wash hand basin, low level W/C, built in cupboard housing water tank, part tiled wall, frosted double glazed window to rear aspect.

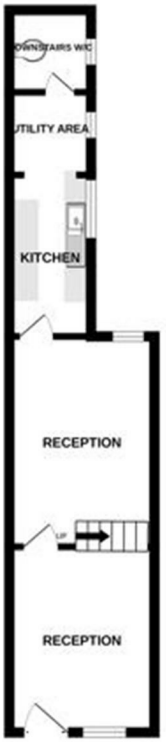


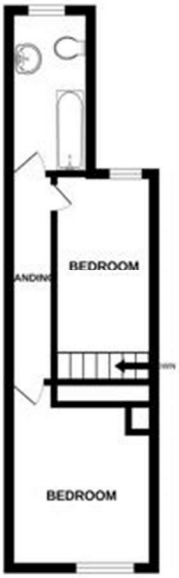
OUTSIDE
Paved courtyard garden, outbuilding, water tap , gate to rear aspect.

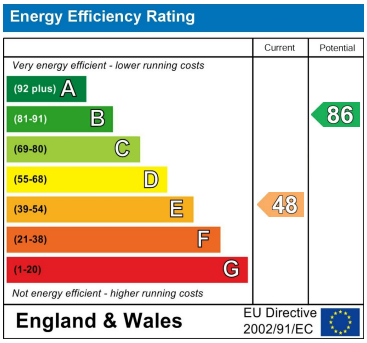
FREE VALUATION
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

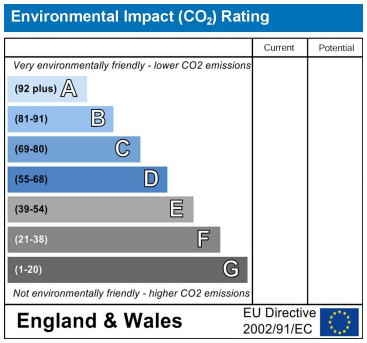
GENERAL REMARKS
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers 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

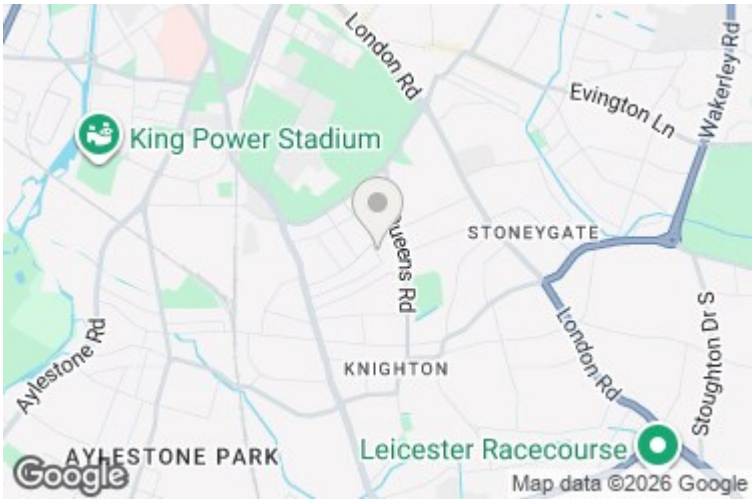
AML DISCLAIMER
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any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


UTILITY AREA
KITCHEN
RECEPTION
RECEPTION


BEDROOM
BEDROOM


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
48
86
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC


London Rd
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London Rd
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Aylestone Rd
KNIGHTON
AYLESTONE PARK
Leicester Racecourse
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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

