



## Asking Price £190,000

### Avenue Road Extension, Leicester, LE2 3ER

- Terraced Property
- Kitchen
- Shower Room
- No Chain
- EPC Rating D Council Tax Band A
- Two Reception Rooms
- Two Bedrooms
- Good size rear Garden
- Requires Refurbishment
- Freehold





An opportunity to purchase this TWO bedroom mid TERRACED home located in CLARENDON PARK which REQUIRES UPDATING and is offered for sale with NO CHAIN.

The property briefly comprises of TWO RECEPTION rooms and a kitchen downstairs, on the first floor there are two bedrooms and a shower room.

The house benefits from a good sized rear garden.

Located just off Welford Road this property is well situated for Leicester City Centre, Leicester Train Station and the universities, hospitals and schools.

**VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394**



**RECEPTION TWO**  
**11'8" x 9'9" (3.57 x 2.98)**

Under stairs cupboard, gas fire, double glazed window to rear aspect, staircase rising to first floor, step down into,



**RECEPTION ONE**  
**11'4" x 9'9" (3.47 x 2.98)**

Double glazed front door, gas fire, coving, radiator, double glazed window to front aspect, door leading into,



**KITCHEN**  
**9'10" x 5'1" (3.01 x 1.55)**

Fitted units with worktops, sink with drainer, plumbing for washing machine, radiator, double glazed window to side and double glazed door to side aspect.

**LANDING**





**BEDROOM ONE**

**11'5" x 11'4" (3.48 x 3.46)**

Radiator, double glazed window to front aspect.



**SHOWER ROOM**

**9'6" x 5'2" (2.90 x 1.58)**

Walk in shower with electric shower, low level W/C, sink, radiator, built in cupboard housing 'Worcester' combi boiler, part tiled walls, double glazed frosted window to rear aspect.



**BEDROOM TWO**

**11'9" x 8'6" (3.59 x 2.61)**

Built in cupboard, access to loft, radiator, double glazed window to rear aspect.



**OUTSIDE**

Good sized rear garden with paved area and then laid to lawn, shed, two original outbuildings one housing an outside W/C, with water tap. gate to side 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.

### 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.

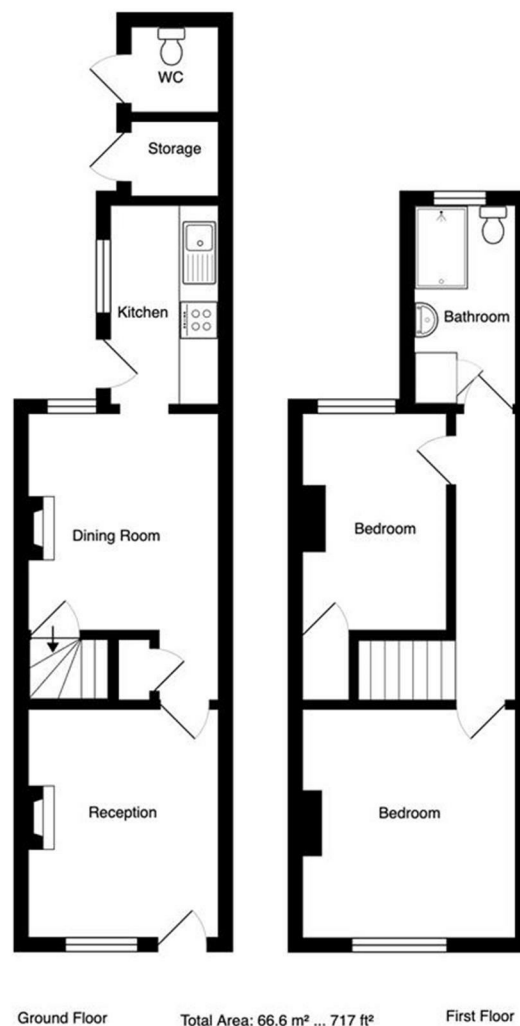
### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

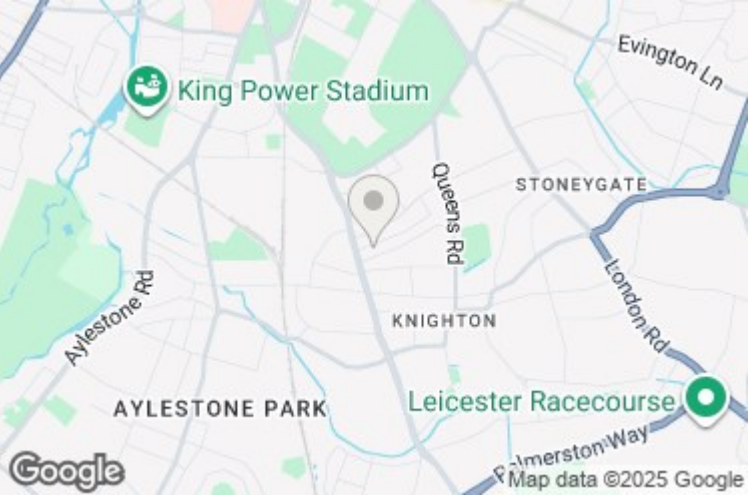
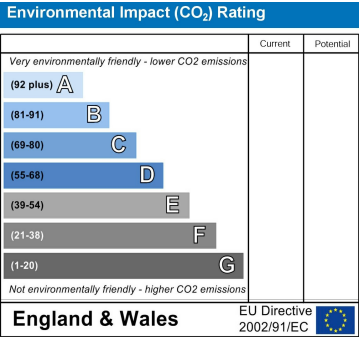
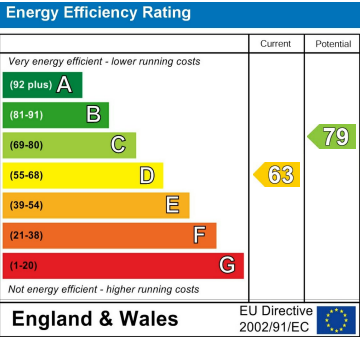
Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



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.



# 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

