



Asking Price £265,000

Clarendon Park Road, Clarendon Park, Leicester, LE2 3AF

- Bay Fronted Terrace
- Extended Kitchen
- Three Bedrooms
- Front and Rear Gardens
- Freehold
- Two Reception Rooms
- Downstairs W/C
- Bathroom
- EPC Rating D Council Tax Band B
- No Upward Chain



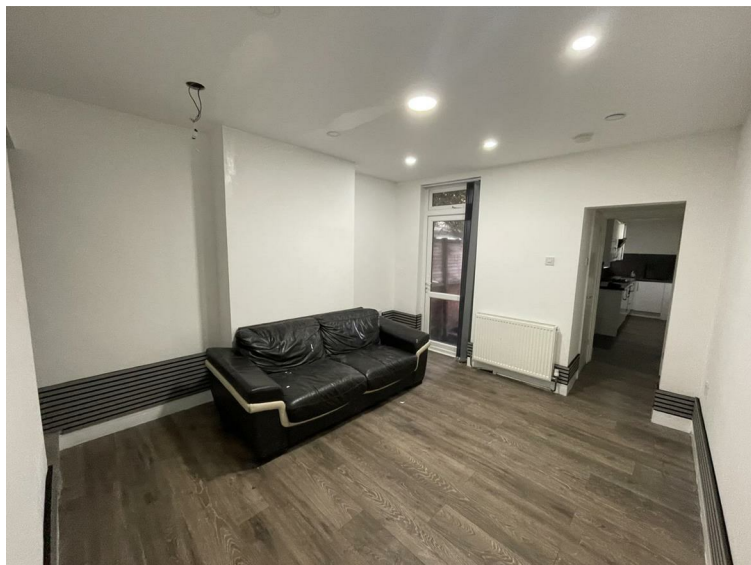
An extended BAY FRONTED THREE BEDROOM terraced house in CLARENDON PARK.

The property briefly comprises of TWO RECEPTION rooms, downstairs w/c, and extended kitchen on the first floor. The first floor has three bedrooms and a bathroom.

Superbly situated in the sought after city suburb of Clarendon Park, being well served for Leicester University, the city centre, renowned local schooling and the fashionable Queens Road shopping parade with its array of specialist bars, boutiques and bistros.

The house is being sold with NO UPPER CHAIN and early viewing is recommended.

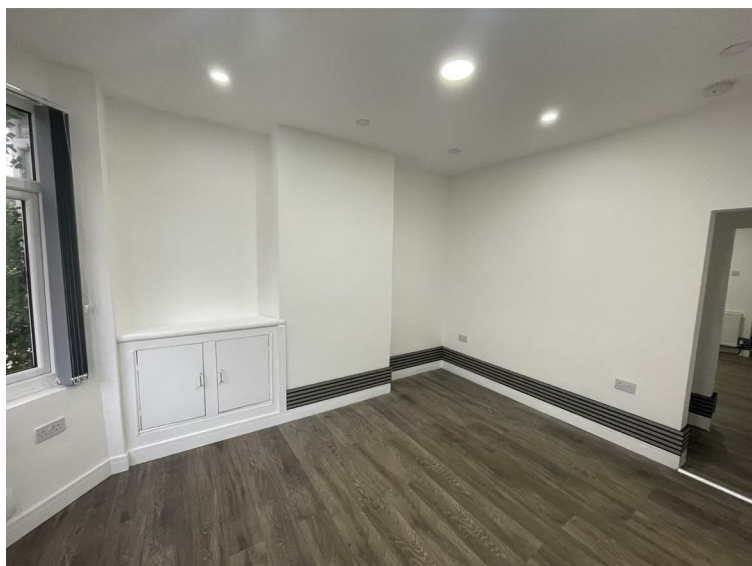
CALL BARKERS NOW ON 0116 2709394



RECEPTION ROOM TWO

12'5" x 11'4" (3.80 x 3.47)

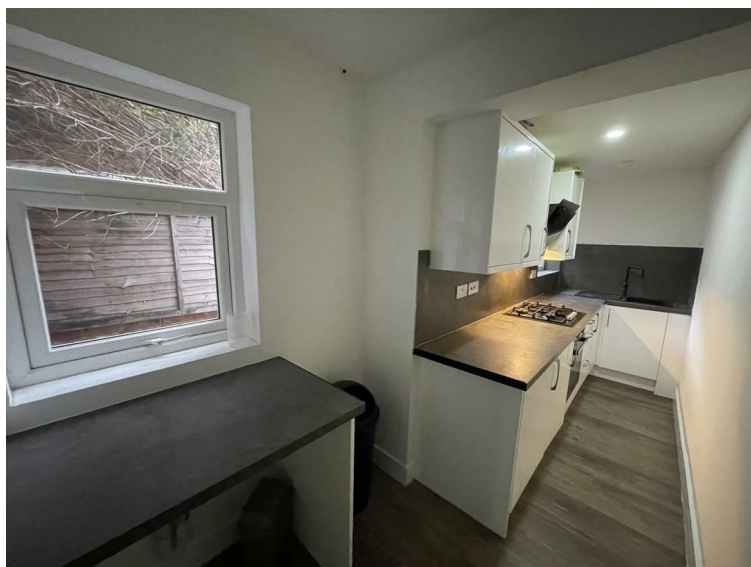
Spot lights, radiator, double glazed door to rear aspect.



RECEPTION ROOM ONE

13'6" to bay x 11'5" (4.14 to bay x 3.48)

Double glazed front door, meter cupboard, spot lights, radiator.



KITCHEN

15'10" x 6'0" max (4.84 x 1.83 max)

Fitted units with worktops, sink with drainer, integrated 4 ring gas hob with oven and extractor, plumbing for washing machine, radiator.



DOWNSTAIRS W/C

4'7" x 2'9" (1.42 x 0.84)

Low level W/C, vanity unit, part tiled walls, frosted double glazed window to side aspect.

FIRST FLOOR LANDING

Access to loft.



BEDROOM ONE

14'3" x 11'10" (4.36 x 3.62)

Two double glazed windows to front aspect, radiator.



BEDROOM TWO

11'1" x 8'6" (3.40 x 2.61)

Radiator, double glazed window to rear aspect.



BEDROOM THREE

9'10" x 8'11" (3.02 x 2.73)

Built in cupboard housing 'Worcester' boiler, radiator, double glazed window to rear aspect.



BATHROOM

11'0" x 6'9" reducing to 3'6" (3.37 x 2.06 reducing to 1.08)

Bath with mains shower over, vanity unit, low level W/C, heated towel rail, spotlights.



OUTSIDE

To the rear is a courtyard garden, outside tap and gate to side aspect.

To the front is a mainly paved area.

DISCLAIMER

There is damp at the property, we do have a quote for the works in the office.



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.

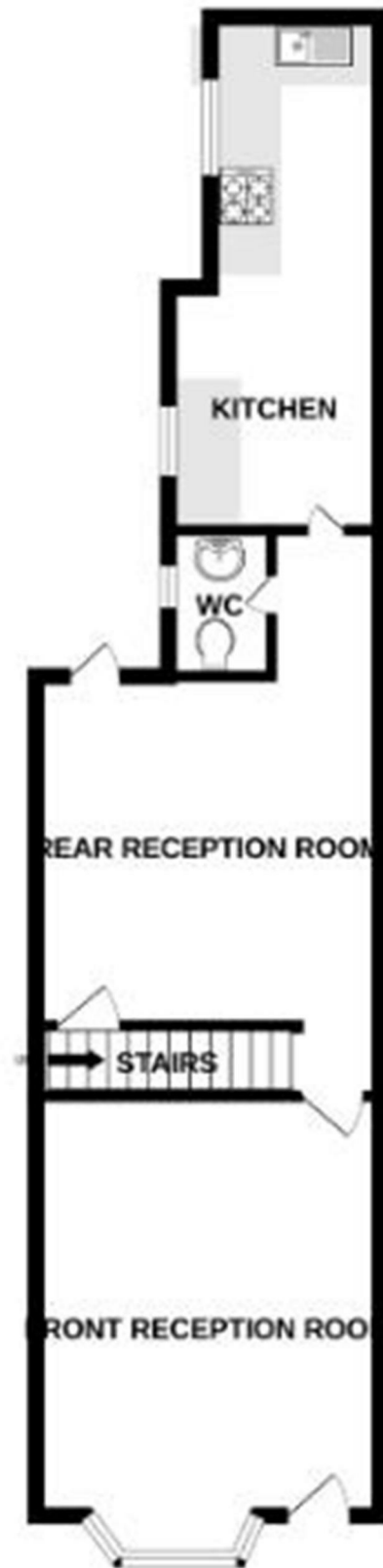
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

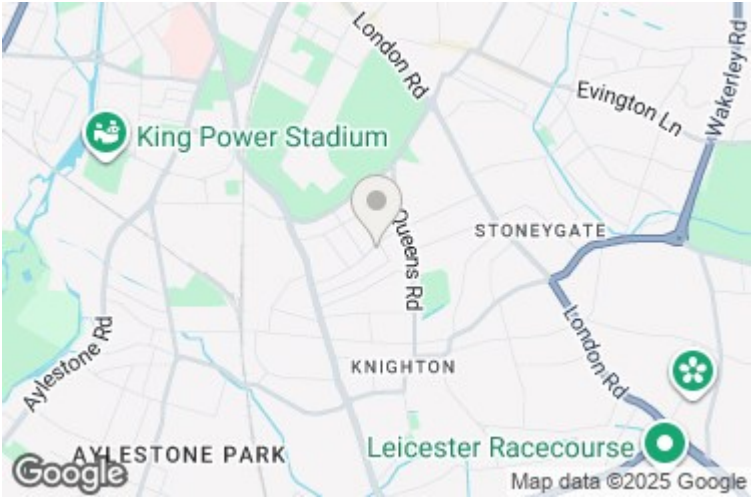
Saturday 9am - 4pm,





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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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

