



Asking Price £210,000

Edward Road, Leicester, LE2 1TF

- Two Bedroom House
- Two Reception Rooms
- Downstairs W/C
- EPC Rating D
- Currently Let Out
- Mid Terraced
- Kitchen
- Bathroom
- Council Tax Band A
- Freehold



A well presented TWO BEDROOM terraced home located in CLARENDON PARK.

The house has been extended downstairs and briefly comprises of TWO RECEPTION rooms, a kitchen, inner hall and DOWNSTAIRS W/C.

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

Courtyard garden to the rear with seating area.

Well located for Leicester City Centre, Leicester Royal Infirmary and University of Leicester.

Victoria Park is just round the corner along with Queens Road with its selection of coffee shops and restaurants.



RECEPTION TWO
11'3" x 10'7" (3.43 x 3.25)

Under stairs cupboard, radiator, double glazed window to rear aspect.



RECEPTION ONE
11'3" x 10'8" (3.43 x 3.26)

Front door, cast iron fireplace with wooden surround, coving, built in cupboard, radiator, floor boards, double glazed window to front aspect.



KITCHEN
8'7" x 6'0" (2.62 x 1.85)

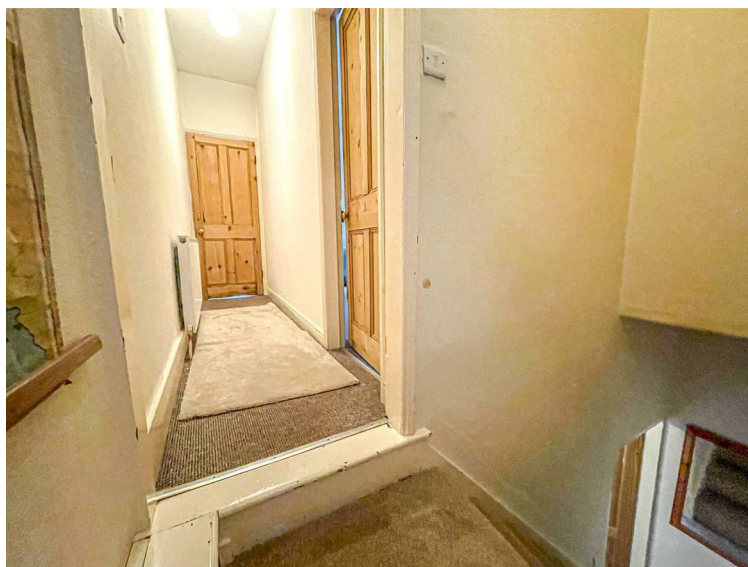
Fitted units with worktops and tiled splashbacks, four ring gas hob, oven and extractor, integrated 'Bosch' microwave oven, sink with drainer, plumbing for washing machine and dishwasher, double glazed window to side aspect.



INNER HALL

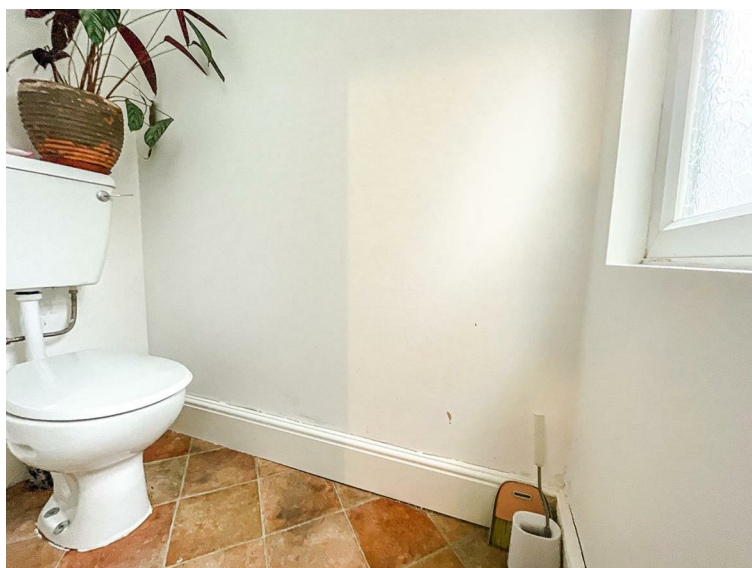
5'4" x 2'4" (1.65 x 0.73)

Space for fridge freezer, double glazed frosted door to side aspect.



LANDING

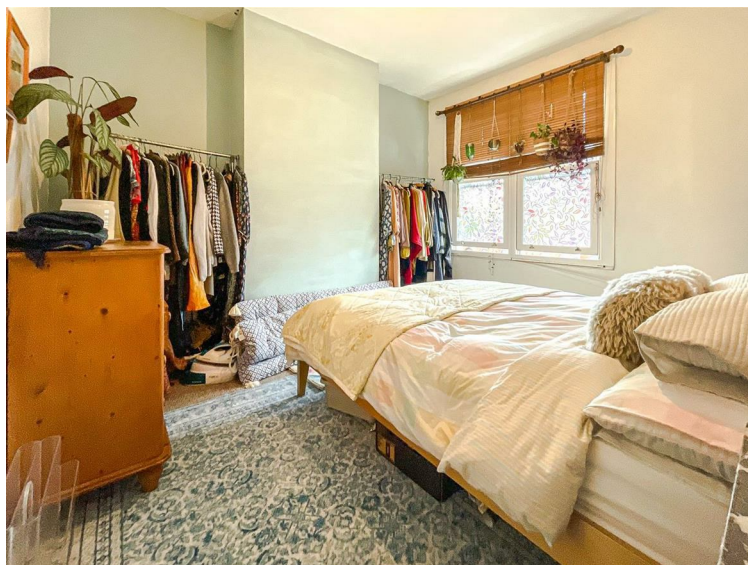
Radiator.



DOWNSTAIRS W/C

5'4" x 2'6" (1.64 x 0.77)

Low level W/C, frosted double glazed window to side aspect.



BEDROOM ONE

11'3" x 10'7" (3.45 x 3.24)

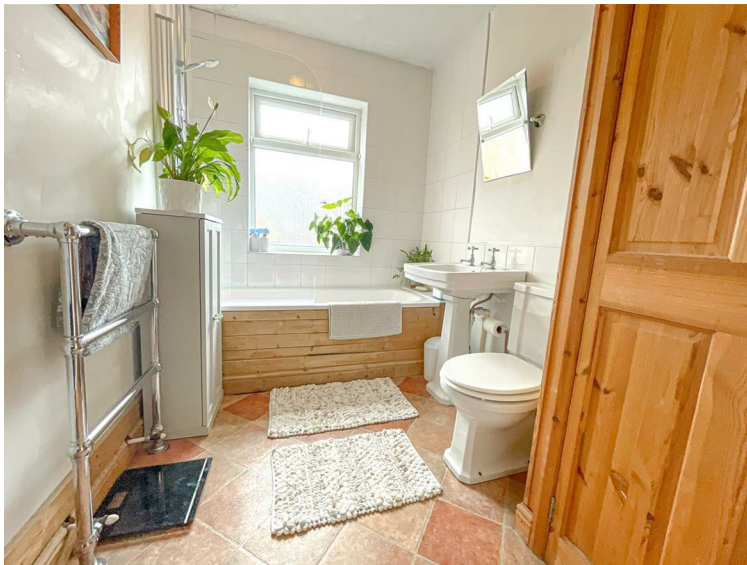
Radiator, double glazed window to front aspect.



BEDROOM TWO
11'2" x 7'5" (3.42 x 2.27)
Built in cupboard, radiator, double glazed window to rear aspect.



OUTSIDE
Courtyard garden with gate to rear aspect.



BATHROOM
8'7" x 6'1" (2.62 x 1.87)
Bath, low level W/C, pedestal wash hand basin, heated towel rail, part tiled walls, built in cupboard housing boiler, double glazed frosted window to rear aspect.



DISCLAIMER
The ground floor extension had subsidence, insurance claim and work completed. Please ask office for any further details.



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

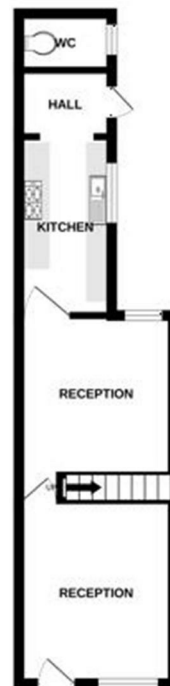
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

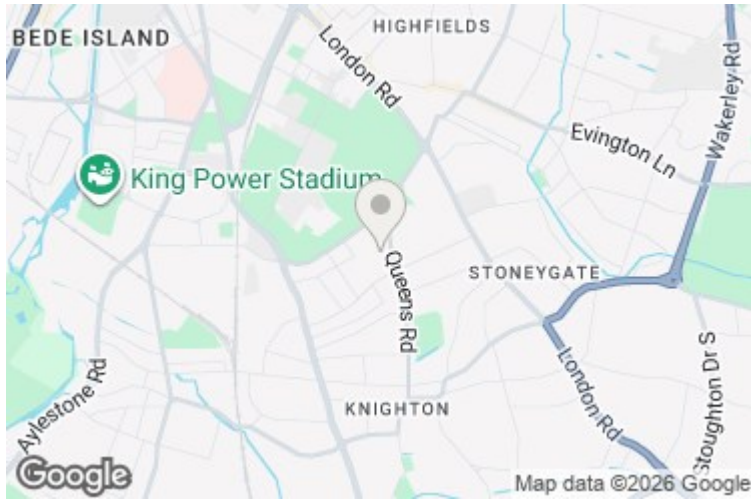
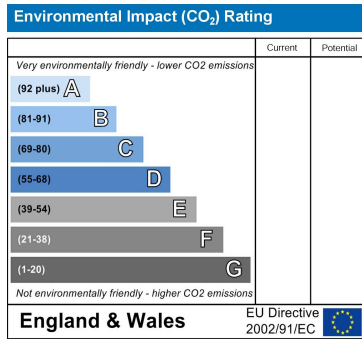
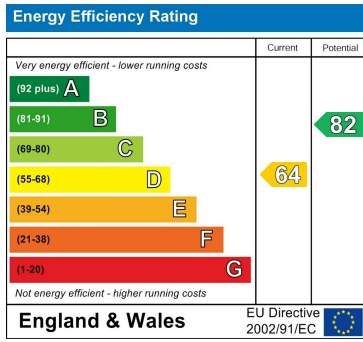
These checks are carried out on our behalf of Moverly, our approved AML provider.

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





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

