



**Guide Price £220,000 - £230,000**

**Hartopp Road, Clarendon Park, Leicester, LE2 1WF**

- Extended Mid Terraced House
- Breakfast Kitchen
- Bathroom
- Freehold
- Convenient Location
- Two Reception Rooms
- Two Double Bedrooms
- Garden
- EPC Rating D Council Tax Band B
- Ideal First Time Home



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Delighted to offer for sale this extended TWO DOUBLE BEDROOM mid terraced house in the POPULAR CLARENDON PARK.

The house benefits from having TWO RECEPTION ROOMS, and kitchen on the ground floor.

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

Would suit an INVESTOR or HOME MOVER.

Very well located to Queens Road and Welford Road serving the Universities, Hospitals and Leicester City Centre and Train Station.

CURRENTLY LET as a 3 share until 30th June 2026 and achieving £1140 per calendar month.

#### RECEPTION ONE

**11'2" x 11'0" (3.41 x 3.37)**

Currently used as a bedroom

Front door, meter cupboard, coving, radiator, double glazed window to front aspect, door into,

#### RECEPTION TWO

**11'3" x 11'2" (3.45 x 3.41)**

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



#### BREAKFAST KITCHEN

**21'11" x 5'10" narrowing to 5'2" (6.70 x 1.79 narrowing to 1.60)**

Fitted units with worktops and tiled splash backs, sink with drainer, fitted four ring gas hob and oven, plumbing for washing machine, space for fridge freezer, tiled floor, spot lights, two double glazed windows to side aspect, step up to,



#### EXTENSION TO KITCHEN

Tiled floor, radiator, velux window, double glazed window to side aspect and pair of double glazed doors to rear aspect leading out to the garden.



#### LANDING

Access to loft.

#### BEDROOM ONE

**12'9" x 11'6" (3.89 x 3.52)**

Floorboards, radiator, double glazed window to front aspect.



**BEDROOM TWO**  
**11'3" x 9'9" (3.45 x 2.98)**  
Built in cupboard, radiator, double glazed window to rear aspect.



**OUTSIDE**  
Garden laid to lawn with flower border, decking area, water tap, and gate to front aspect.



**BATHROOM**  
**12'7" x 6'6" (3.84 x 2.00)**  
Bath with electric shower, low level W/C, pedestal wash hand basin, built in cupboard housing 'Worcester' boiler, spot lights, frosted double glazed window 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.

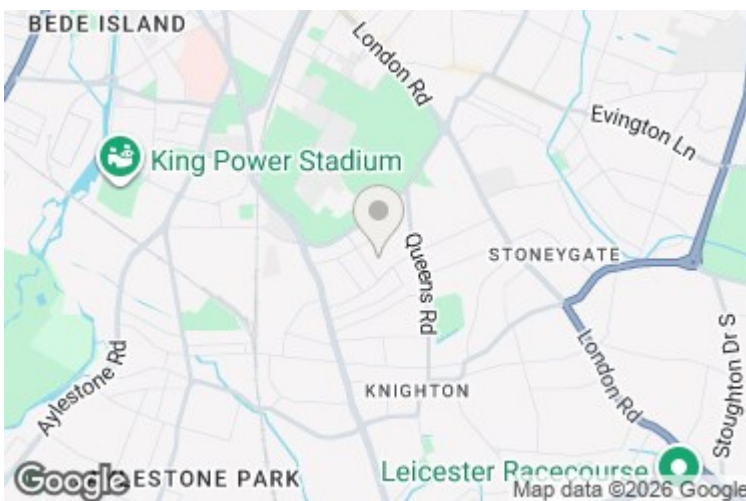
This must be paid before we can issue a memorandum of sale.

The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# Barkers

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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

