



## Price Guide £300,000 - £320,000

### Fleetwood Road, Clarendon Park, Leicester, LE2 1YA

- Period Bay Fronted Villa
- Dining Room
- Breakfast Kitchen
- Pretty Rear Garden
- Freehold
- Three Double Bedrooms
- Lounge
- Bathroom
- Sought After Location
- EPC Rating D Council Tax Band B



PRICE GUIDE £300,000 - £320,000

A SPACIOUS and well appointed THREE BEDROOM BAY FRONTED VILLA situated in CLARENDON PARK.

Comprising an entrance hall, dining room, lounge and breakfast kitchen to the ground floor.

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

To the rear is a pretty garden with seating area, original outbuildings, and gated access.

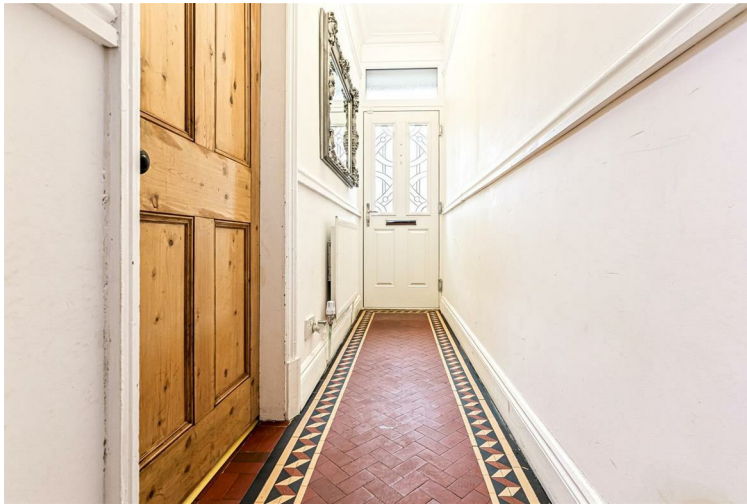
Conveniently placed for Leicester University, the City Centre and the fashionable Queens Road shopping parade with its array of specialist bars, bistros and boutiques.

EARLY VIEWING HIGHLY RECOMMENDED | CALL BARKERS  
0116 270 9394



**DINING ROOM**  
**14'9" x 9'8" (4.52 x 2.97)**

Cast iron fireplace with decorative tiled inset and wood surround, meter cupboard, coving, picture rail, radiator and double glazed bay window to front aspect.



**ENTRANCE HALL**

Double glazed front door, Minton tiled flooring, coving, picture rail and radiator:



**REAR RECEPTION ROOM**  
**13'1" x 13'0" (4.00 x 3.97)**

Cast iron fireplace with decorative tiled inset and wood surround, coving to ceiling, picture rails, radiator and double glazed French doors to rear aspect.



**INNER LOBBY**

**5'4" x 2'10" (1.65 x 0.88)**

Under stair storage cupboard with window to side aspect, turned staircase to first floor, door leading in



**OTHER ASPECT**



**BREAKFAST KITCHEN**

**16'3" x 8'0" (4.97 x 2.45)**

Fitted units with worktops and tiled splash backs, sink with drainer. electric hob, oven and extractor, plumbing for washing machine and dishwasher, 'Worcester' boiler, space for fridge freezer, tiled flooring, radiator, double glazed windows and door to side elevation:



**FIRST FLOOR LANDING**

Access to loft, double glazed frosted window to side aspect.



**BEDROOM ONE**

**15'2" to bay x 14'7" into wardrodes. (4.64 to bay x 4.47 into wardrodes.)**

Fitted wardrobes, radiator, double glazed bay window to front aspect.



**BEDROOM THREE**

**9'3" x 8'0" (2.83 x 2.45)**

Radiator, double glazed window to rear aspect.



**BEDROOM TWO**

**13'1" x 11'7" (4.00 x 3.54)**

Fitted wardrobe, radiator, double glazed window to rear aspect.



**BATHROOM**

**6'5" x 5'1" (1.97 x 1.57)**

Bath with electric shower, low level W/C, vanity unit, part tiled walls and tiled floor, radiator, double glazed frosted window to side aspect.



### OUTSIDE

To the front of the property there is a front forecourt with brick wall boundary and gate, with steps into the house.

The rear garden has a pebbled and paved area, two original outbuildings, side gated entryway and low level boundary walls and part fenced.



### 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 - 5.30pm

Saturday 9am - 4pm

### AML DISCLAIMER

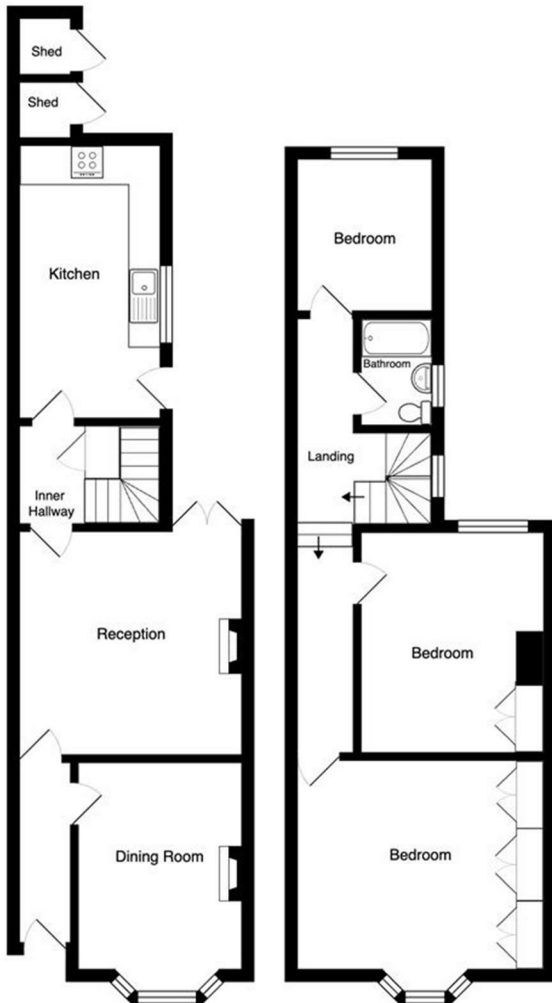
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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.

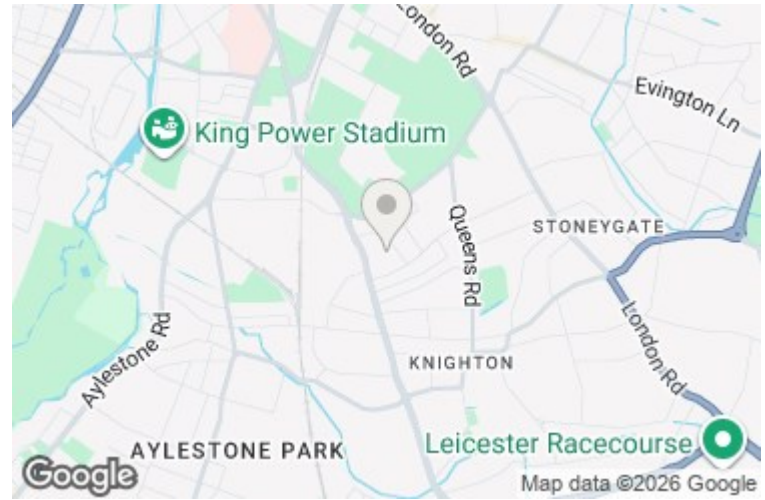
This must be paid before we can issue a memorandum of sale.

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



Total Area: 103.7 m<sup>2</sup> ... 1116 ft<sup>2</sup> (excluding shed)

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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>66</b>	Potential: <b>86</b>
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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Est.1985  
**Barkers**

**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

