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Barkers Est.1985









Asking Price £196,000

St Leonards Road, Clarendon Park, Leicester, LE2 3BZ

- Period Terraced Property
- Two Reception Rooms
- Two Bedrooms & Bathroom
- Council Tax Band B EPC Rating D
- Ideal First Time Buy
- Entrance Hallway
- Fitted Kitchen
- No Chain
- Courtyard Garden
- Freehold



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79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

A WELL APPOINTED PERIOD TERRACED PROPERTY superbly situated within the sought after city suburb of Clarendon Park, being well served for Leicester University, the City Centre and the fashionable Queens Road shopping parade with its array of specialist bars, bistros and boutiques.

The accommodation benefits from two bedrooms and would provide a very comfortable starter home or investment opportunity that briefly comprises, entrance hallway, two reception rooms, kitchen on the ground floor, To the first floor are two bedrooms and a bathroom.

The property benefits from a rear courtyard garden and is being sold WITH NO UPPER CHAIN.



ENTRANCE HALL
Front door, radiator, coving.



FRONT RECEPTION ROOM
12'0" x 8'0" (3.66 x 2.46)
Meter cupboard, radiator, window to front aspect.



REAR RECEPTION ROOM
12'5" x 11'2" (3.79 x 3.42)
Fireplace with wooden surround, under stairs cupboard, radiator, window to rear aspect.

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KITCHEN
10'11" x 6'0" (3.34 x 1.83)
Fitted units with worktops and tiled splash backs, sink with drainer, space for fridge freezer, plumbing for washing machine, gas point, tiled floor, radiator, door and window to side aspect.

LANDING
Access to loft.



BEDROOM ONE
11'11" x 11'4" (3.65 x 3.47)
Fireplace, fitted wardrobe, radiator, double glazed window to front aspect.

BEDROOM TWO
12'5" x 8'7" (3.79 x 2.62)
Fireplace, built in cupboard, radiator, double glazed window to rear aspect.



BATHROOM
10'11" 6'1" (3.34 1.86)
Bath with electric shower, pedestal wash hand basin, low level W/C, built in cupboard housing boiler, heated towel rail radiator, double glazed window to rear aspect.

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OUTSIDE

Courtyard garden with paved seating area, two outbuildings, gate to rear aspect.



FREE VALUATION

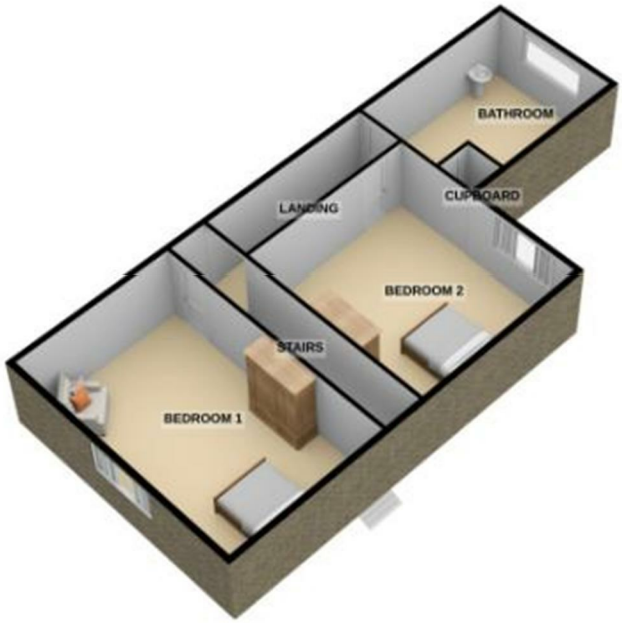
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

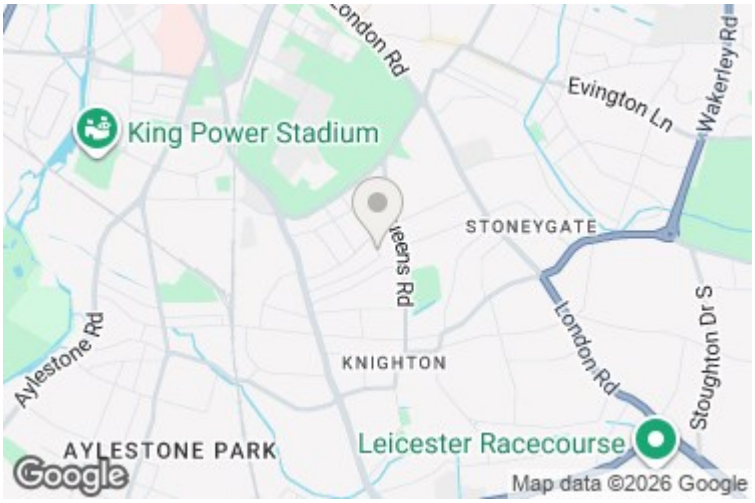
GENERAL REMARKS

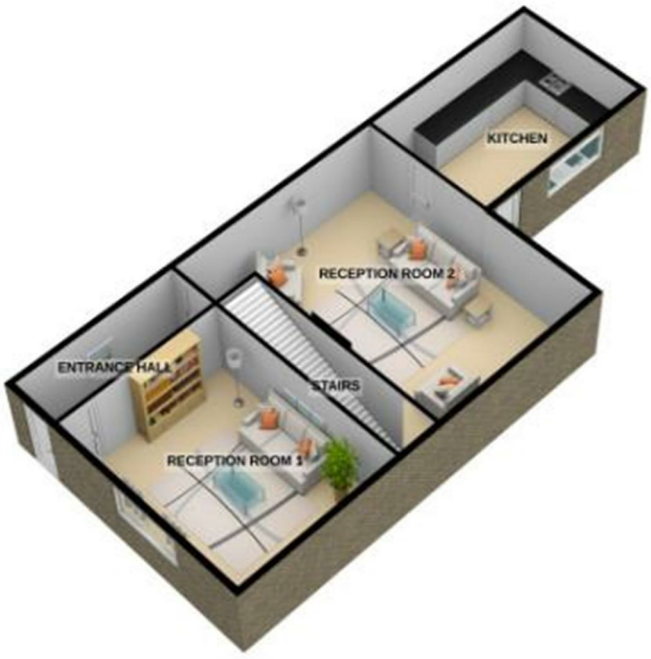
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents 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

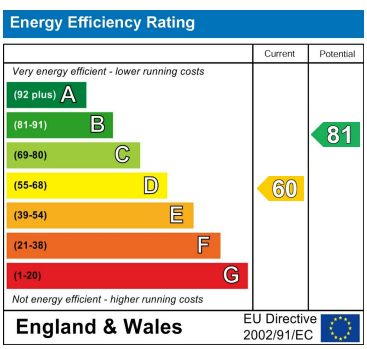
AML DISCLAIMER

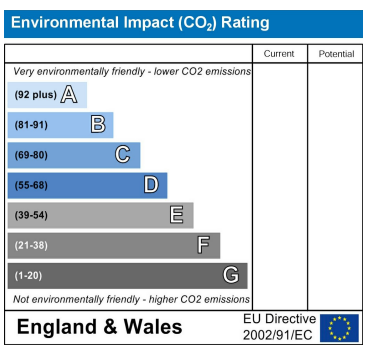
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
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











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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

