



Asking Price £220,000

Montague Road, Clarendon Park, Leicester, LE2 1TG

- Mid Terraced Property
- Two Reception Rooms
- Bathroom
- Clarendon Park Location
- Freehold
- Two Double Bedrooms
- Kitchen
- Double Glazed
- No Onward Chain
- EPC Rating D Council Tax Band A



Barkers are delighted to offer for sale this MID TERRACED property with TWO DOUBLE BEDROOMS in CLARENDON PARK.

The house comprises of TWO RECEPTION ROOMS and a kitchen downstairs, on the first floor there are two bedrooms and a bathroom.

To the rear is a nicely sized garden mainly laid to lawn with mature flowers and shrubs.

Located just off Queens Road with its array of boutique shops, coffee houses, and restaurants you are perfectly situated for Leicester City Centre and train Station, Leicester general hospital and DE Montford University.



RECEPTION ONE
10'11" x 11'0" (3.34 x 3.37)

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



RECEPTION TWO
11'0" x 10'11" (3.37 x 3.35)

Built in cupboard, radiator, double glazed window to rear aspect, door into,



KITCHEN
8'4" x 5'8" (2.55 x 1.73)

Fitted units with worktops, sink with drainer, plumbing for washing machine, freestanding electric cooker, boiler, double glazed window to side aspect and door to side aspect.

LANDING
Access to loft.



BEDROOM ONE

11'0" x 12'6" (3.37 x 3.83)

Built in cupboard, radiator, double glazed windows to front aspect.



BATHROOM

8'4" x 5'7" (2.56 x 1.72)

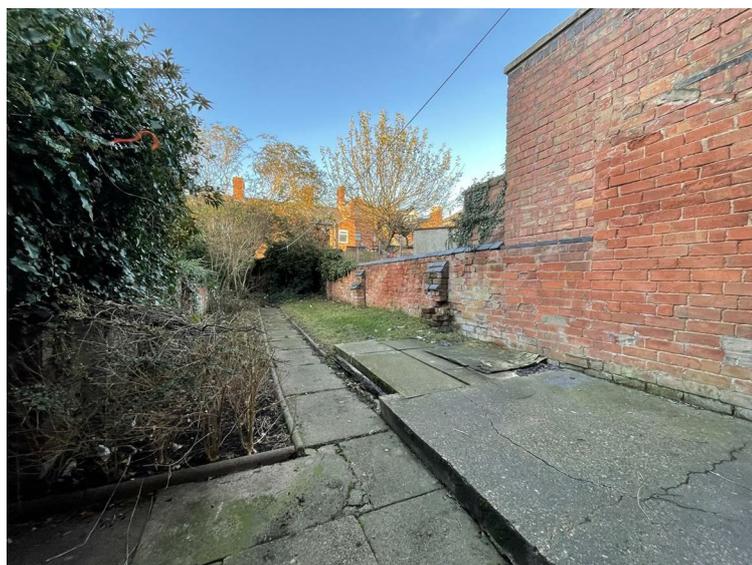
Bath, pedestal wash hand basin, low level W/C, radiator, part tiled wall, double glazed frosted window to rear aspect.



BEDROOM TWO

10'10" x 9'4" (3.32 x 2.87)

Built in cupboard, radiator, double glazed window to rear aspect.



OUTSIDE

Mainly laid to lawn with mature plants and scrubs, paved area, gate to side.



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.

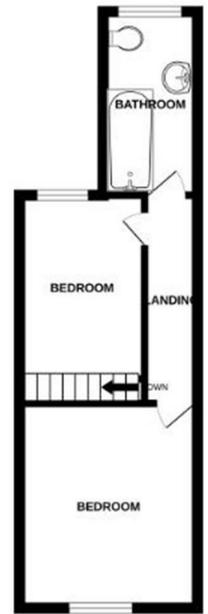
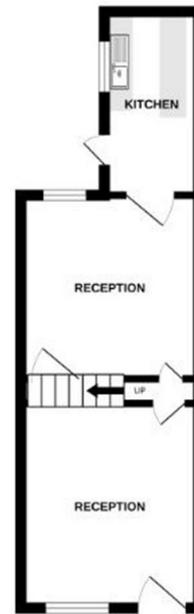
Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(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	



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

