

Guide Price £200,000 to £210,000

Oxford Road, Clarendon Park, Leicester, LE2 1TN

- Period Terraced Property
- Fitted Kitchen
- Bathroom Suite & Shower
- GCH, SG, EPC D , C/Tax B & Freehold
- Early Viewing Recommended
- Two Reception Rooms
- Two Double Bedrooms
- Pretty Courtyard Garden
- Ideal B2L or FTB
- No Upward Chain



GUIDE PRICE £200,000 TO £210,000 | AN ATTRACTIVELY APPOINTED TWO BED PERIOD TERRACED PROPERTY ideally situated within the sought after city suburb of Clarendon Park, being well served for Leicester University, the City Centre & the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This well presented living accommodation would provide a very comfortable starter home or investment opportunity & briefly comprises, two reception rooms, one featuring cast iron fireplace, fitted kitchen, two double bedrooms and a modern three piece bathroom suite with shower & pretty rear courtyard garden.

EARLY VIEWING HIGHLY RECOMMENDED | AVAILABLE WITH NO UPWARD CHAIN



FRONT RECEPTION ROOM

11'6 x 11'5 (3.35m x 3.48m)

Comprising exposed brick fireplace, pine meter cupboard to recess housing electric, gas & new consumer unit, ceiling coving & rose, solid wood flooring, tv point, radiator and sash windows to front elevation:



REAR RECEPTION ROOM

11'8 x 11'5 (3.56m x 3.48m)

Having under stair storage cupboard, cast iron fireplace with evergreen tiled inset & hearth, with white period wood surround over, radiator, sash window to rear elevation and stairs to first floor:



FITTED KITCHEN

8'1 x 6'5 (2.46m x 1.96m)

This streamlined fitted kitchen comprises a matching range of base, wall and drawer units with marble effect gloss style work surfaces, stainless steel sink & drainer, gas oven and hob, under counter fridge, tiled splashbacks, quarry tiled flooring, sash window and door to side elevation:

FIRST FLOOR LANDING

Radiator & leading to :



BEDROOM ONE

11'6 x 11'5 (3.51m x 3.48m)

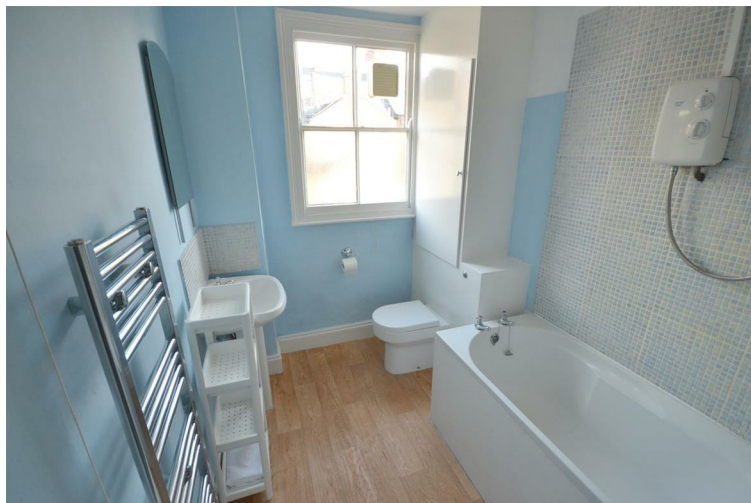
Comprising cast iron feature fireplace with white wood surround, radiator and sash window to front elevation:



BEDROOM TWO

11'5 x 8'5 (3.48m x 2.57m)

Having cast iron feature fireplace with white wood surround, over stair storage cupboard, radiator and sash window to rear elevation:



BATHROOM SUITE & SHOWER

8'1 x 6'3 (2.46m x 1.91m)

Re-fitted with a well appointed three piece suite comprising panelled bath with electric 'Triton' shower over, pedestal wash hand basin and low level wc, finished with mosaic tiled surround, concealed wall mounted 'Worcester' boiler, chrome heated towel rail and sash window to rear elevation:



OUTSIDE

The rear extends to a pretty paved courtyard garden, original outbuildings (with plumbing for washing machine) and side gated entry (Right of way via neighbours):

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.

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

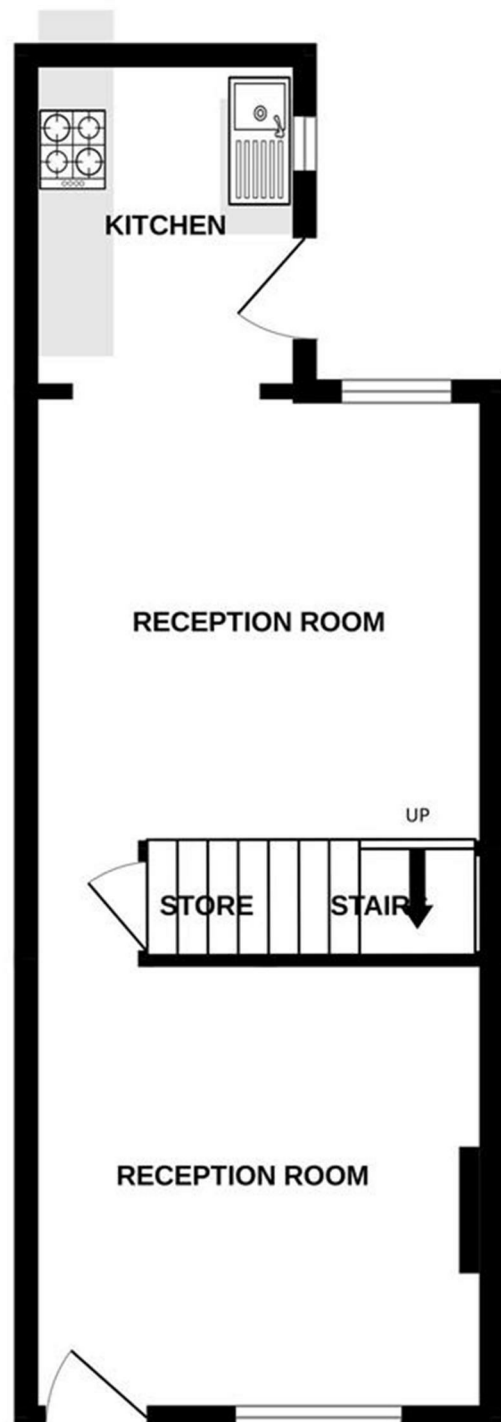
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

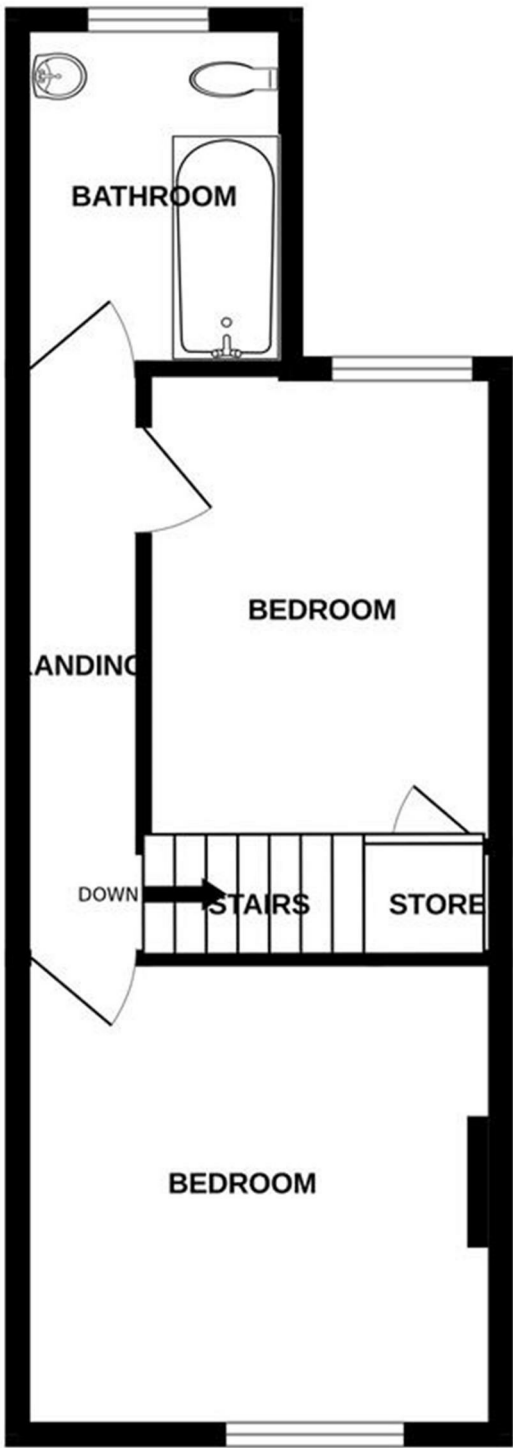
Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 CO2 emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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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

