



## Open To Offers £240,000

**Lytton Road, Clarendon Park, Leicester, LE2 1WL**

- Three Bedrooms
- Two Reception Rooms
- Downstairs Bathroom
- Needing Refurbishment
- No Upper Chain
- Mid Terraced House
- Kitchen
- Courtyard Garden
- Freehold
- EPC Rating D Council Tax Band B





A great opportunity to purchase this THREE BEDROOM BAY FRONTED PROPERTY in NEED OF MODERNISATION and offered for sale with NO CHAIN.

Located off Clarendon Park Road

Ground floor comprises of two reception rooms, kitchen and downstairs bathroom. Upstairs you have three bedrooms.

Well situated for Victoria Park, Leicester Station, Leicester University and Leicester Royal Infirmary and Queens Road with all of its restaurant, s shops and coffee bars

CALL BARKERS NOW TO VIEW 0116 2709394



#### RECEPTION ONE

**13'8" into bay x 11'8" (4.17 into bay x 3.56)**

Front door, meter cupboard, radiator, gas fire, bay window to front aspect.

#### RECEPTION TWO

**13'0" x 11'7" (3.98 x 3.55)**

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

#### KITCHEN

**12'1" x 6'4" (3.70 x 1.94)**

Fitted units with worktops, sink with drainer, radiator, windows to side aspect.

#### INNER HALL

**7'4" x 2'9" (2.26 x 0.84)**

Radiator, double glazed door to side leading to outside.

#### DOWNSTAIRS BATHROOM

**6'7" x 6'6" (2.01 x 2.00)**

Bath, pedestal wash hand basin, low level W/C, radiator, frosted double glazed window to side aspect.

#### LANDING

Radiator



#### BEDROOM ONE

**13'4" x 12'2" (4.07 x 3.72)**

Fitted wardrobes, radiator, window to front aspect.



#### BEDROOM TWO

**13'2" x 10'4" (4.02 x 3.16)**

Built in wardrobes, access to loft, radiator, boiler, double glazed window to rear aspect.





### **BEDROOM THREE**

**12'1" x 6'5" (3.69 x 1.97)**

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

### **OUTSIDE**

To the rear is a paved courtyard garden with an outhouse, and gate to side.

To the front of the property is a low brick wall and wooden gate.



### **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.

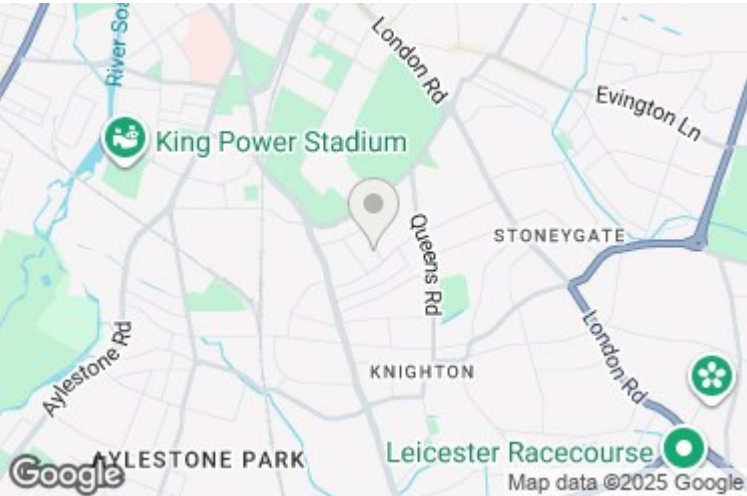
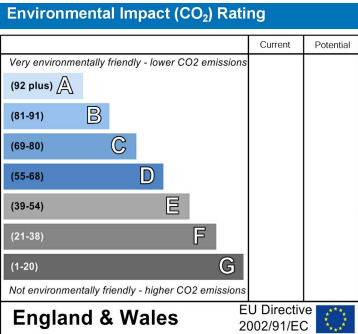
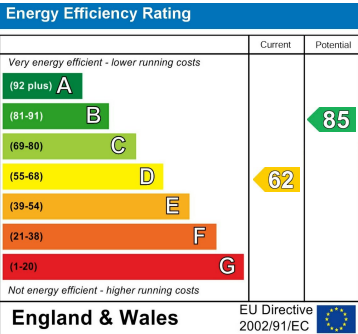
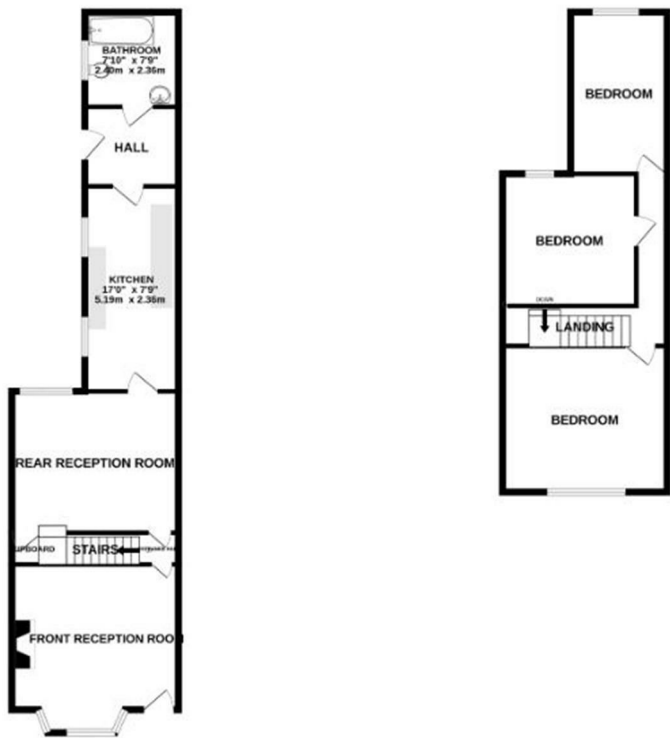
### **VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm





# Barkers

Est.1985

**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

