



Offers Over £275,000

Adderley Road, Clarendon Park, Leicester, LE2 1WD

- Victorian Terraced Property
- Two Reception Rooms
- Two Double Bedrooms
- Council Tax Band B
- Pretty South Facing Garden
- Minton Tiled Hallway
- Integrated Fitted Kitchen
- Four Piece Bathroom & Shower
- GCH, EPC E & Freehold
- Highly Recommended



A DELIGHTFULLY PRESENTED TWO BED TERRACED PROPERTY superbly 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 appointed living accommodation retains a wealth of period charm mixed with a modern twist, providing a very comfortable starter home that briefly comprises, Minton tiled entrance hallway, two reception rooms, integrated fitted kitchen, two double bedrooms & four piece bathroom suite, GCH, EPC E, Council Tax B and pretty South facing walled garden. **EARLY VIEWING IS HIGHLY RECOMMENDED**



ENTRANCE HALLWAY

Comprising feature 'Minton' tiled flooring, radiator and stairs to first floor:



RECEPTION ROOM ONE

11'3 x 9'5 (3.43m x 2.87m)

Feature exposed brick fireplace with slate tiled hearth, corner low level cupboard housing gas meter, solid wood flooring, picture rail, ceiling coving, radiator & sash window to front elevation:



RECEPTION ROOM TWO

12'9 x 12'7 (3.89m x 3.84m)

Featuring cast iron fireplace with decorative tiled inset and period wood surround, under stair storage cupboard housing electrics, picture rails, coving & rose, radiator and window to rear elevation:



INTEGRATED FITTED KITCHEN

15'8 x 7'2 (4.78m x 2.18m)

Fitted with a stylish range of wood style base, wall & drawer units with granite effect work surface over inset with stainless steel sink unit drainer with and matching tiled surround. Having integrated single electric oven with four ring halogen hob over, stainless steel extractor chimney, integrated dishwasher, fridge/freezer and space provided for washing machine, spots to ceiling, checkered flooring, windows and door to side elevation:

FIRST FLOOR LANDING

L-shaped landing, loft access, glazed loft hatch and leading to:



BEDROOM ONE

14'58 x 11'86 (4.27m x 3.35m)

Comprising cast iron feature fireplace, built in wardrobes with over head storage to recesss, picture rails, radiator, sash window to front elevation and window seat:



BEDROOM TWO

11'6 x 9'5 (3.51m x 2.87m)

Having shelving fitted to recess, picture rails, radiator & window to rear elevation:



BATHROOM SUITE & SHOWER

11'8 x 7'3 (3.56m x 2.21m)

Fitted with a stylish four piece suite comprising double walk-in shower cubicle, corner panelled bath, wash hand basin fitted and wc fitted to ivory vanity unit with wood work surface over & vanity mirror, chrome heated towel rail, 'Ideal' combi boiler concealed in airing cupboard and opaque window to rear elevation:



OUTSIDE

The rear extends to a delightfully landscaped South facing garden mainly laid to lawn edged with pebbled recess, colour neat borders filled with seasonal planting, paved patio, raised decked sun terrace and two original outbuildings, having side gated entryway and low level boundary walls surround:

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:

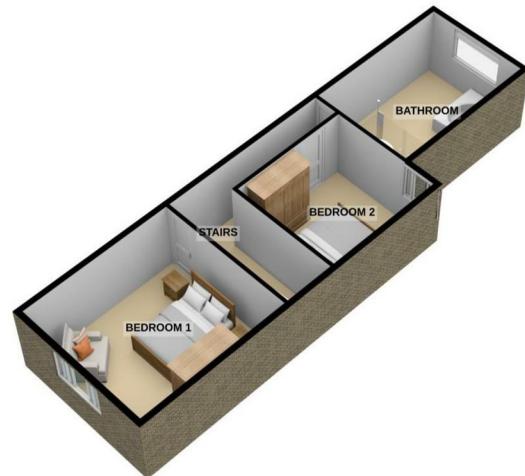
Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm

FREE VALUATION

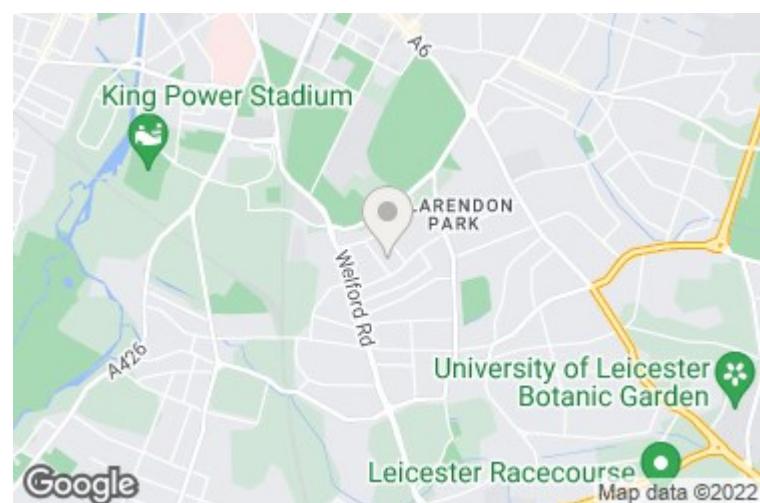
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on

Tel: 0116 270 9394



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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	



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THINKING OF SELLING?

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- Accompanied viewing service
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- 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

