



## Guide Price £200,000-£220,000

**Bulwer Road, Clarendon Park, Leicester, LE2 3BU**

- Terraced Property
- Two Reception Rooms
- Bathroom
- No Upper Chain
- EPC Rating D Council Tax Band B
- Two Bedrooms
- Kitchen
- Courtyard Garden
- Investment or First Time Buyer
- Freehold



Guide Price £200,000-£220,000

A nicely presented TWO BEDROOM terraced property located in CLARENDON PARK.

The house briefly comprises of TWO RECEPTION ROOMS and KITCHEN on the ground floor.

On the first floor there are TWO BEDROOMS and a BATHROOM.

Bulwer Road is conveniently located for Queens Road with its choice of coffee shops and restaurants, Victoria Park, Leicester university, Leicester City Centre and train station and the Royal Infirmary.

Sold with NO UPPER CHAIN this property would suit a HOME MOVER/FIRST TIME BUYER OR INVESTOR.

CALL BARKERS NOW ON 0116 2709394 TO VIEW



**RECEPTION ONE**  
**11'5" x 10'8" (3.50 x 3.26)**

Double glazed front door, meter cupboard, coving, picture rail, radiator, double glazed window to front aspect.



**RECEPTION TWO**  
**12'2" x 10'7" (3.73 x 3.25)**

Fireplace, under stairs cupboard, radiator, double glazed window to rear aspect.



**KITCHEN**  
**11'8" max reducing to 8'3" x 6'5" (3.57 max reducing to 2.52 x 1.98)**

Fitted units with worktops, sink with drainer, freestanding gas cooker, built in larder with window to side aspect, radiator, double glazed window and door to side aspect.

**LANDING**



**BEDROOM ONE**

**12'0" x 11'5" (3.67 x 3.49)**

Radiator, double glazed window to front aspect.



**BATHROOM**

**11'8" x 6'5" (3.57 x 1.98)**

Low level W/C, pedestal wash hand basin, bath with mains shower over, built in cupboard housing boiler, radiator, frosted double glazed window to rear aspect.



**BEDROOM TWO**

**12'3" x 8'10" (3.74 x 2.71)**

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



**OUTSIDE**

Courtyard garden with flower border and established shrubs and bushes, two original outbuildings, gate to front 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

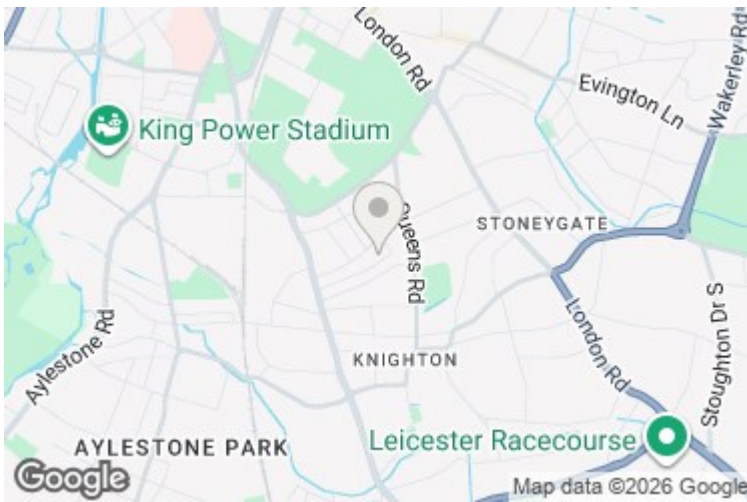
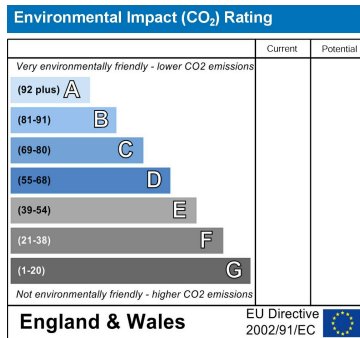
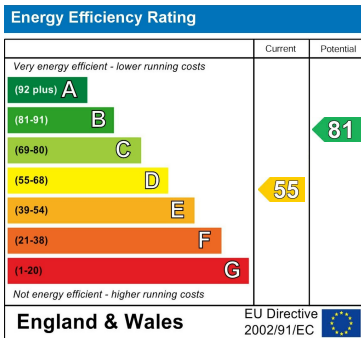
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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



# 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

