

**£250,000**

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

- Period End Terraced Property
- Two Reception Rooms
- Three Bedrooms
- DG, GCH, EPC E, C/Tax B & Freehold
- Pretty Courtyard Garden
- Tiled Entrance Hallway
- Streamlined Fitted kitchen
- G/f Bathroom & En-Suite
- Cul-de-sac Location
- Highly Recommended | No Upward Chain

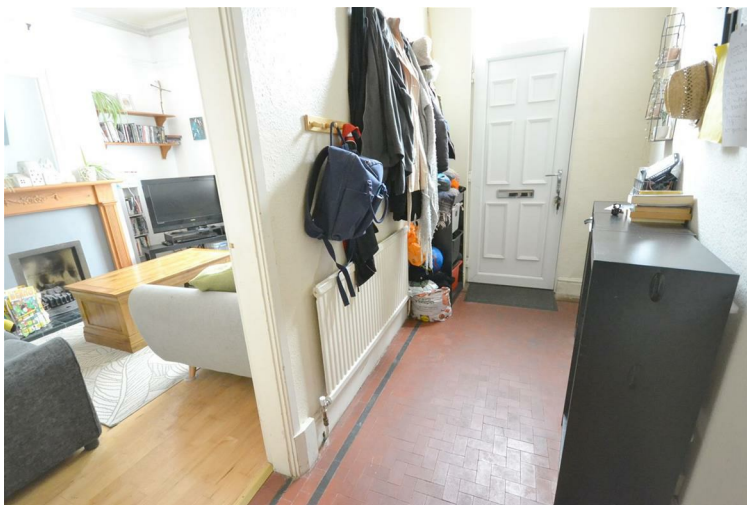


**A DESIRABLE & SPACIOUS THREE BED PERIOD END TERRACED PROPERTY** ideally situated within a quiet cul-de-sac location within the fashionable city suburb of Clarendon Park, being well served for Leicester University, the city centre & the vibrant Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This attractive & well proportioned living accommodation is currently tenanted providing an ideal investment opportunity or first time buy & briefly comprises, Minton tiled entrance hallway, two reception rooms, streamlined fitted kitchen, g/f bathroom suite, three double bedrooms, master with en-suite shower room and pretty courtyard garden. **EARLY VIEWING HIGHLY RECOMMENDED | CHAIN FREE**



**REAR RECEPTION ROOM**  
**16'4 x 15'7 (4.98m x 4.75m)**

Comprising period cast iron feature fireplace with pretty tiled inset & wood surround, under stair storage cupboard housing electric meter and consumer unit, radiator and double glazed window to the rear:



**ENTRANCE HALLWAY**

Minton tiled flooring, radiator and stairs to first floor:



**STREAMLINED FITTED KITCHEN**  
**15'2 x 7'7 (4.62m x 2.31m)**

Fitted with wood, wall, base and drawer units, with marble style work surfaces over, stainless steel round sink & tiled splashbacks, having double gas oven with four ring hob & extractor, plumbing for washing machine, space for fridge & freezer and wall mounted 'Logic Ideal' boiler, tiled flooring and double glazed window to the side:



**FRONT RECEPTION ROOM**  
**13'7 x 13'2 (4.14m x 4.01m)**

Comprising feature fireplace with period wood surround, ceiling coving, picture rail, radiator and double glazed window to the front elevation:

**LOBBY**

Tiled flooring and airing cupboard with door to garden:



**GROUND FLOOR BATHROOM**  
**10;3 x 7'4 (3.05m;0.91m x 2.24m)**

Fitted with a three piece suite comprising panelled bath with electric 'Triton' shower over, low level wc, pedestal wash hand basin, radiator, vinyl flooring and double glazed obscure window to the rear elevation:



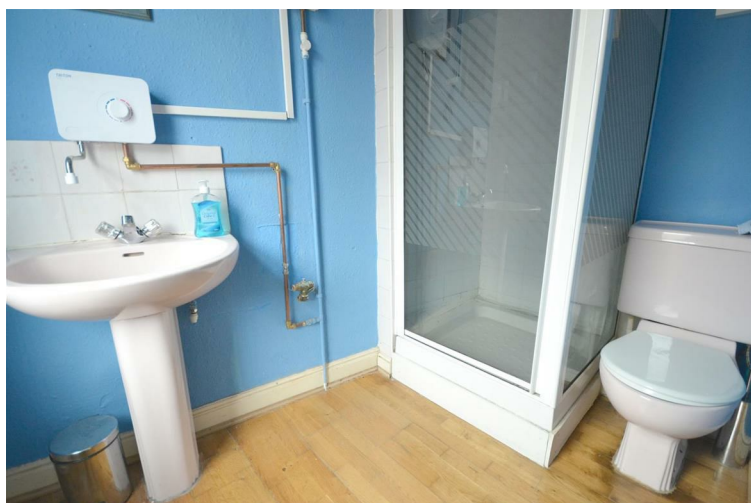
**BEDROOM ONE**  
**13'9 x 12'4 (4.19m x 3.76m)**

Comprising radiator and double glazed window to the front elevation:



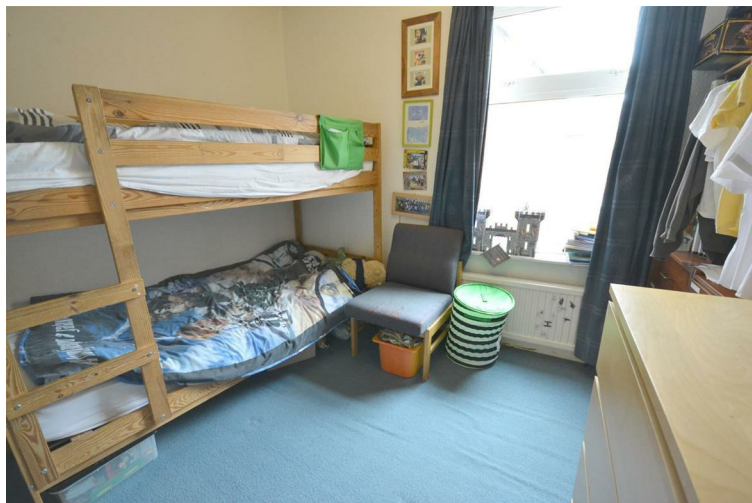
**FIRST FLOOR LANDING**

Galleried landing with loft access:



**EN-SUITE SHOWER ROOM**  
**8'1 x 5'6 (2.46m x 1.68m)**

Fitted with a coloured three piece suite comprising, walk-in shower cubicle with electric shower over, pedestal sink & low level wc, decorative tiled surround, radiator and double glazed window:



**BEDROOM TWO**  
**13'4 x 12'1 (4.06m x 3.68m)**

Comprising radiator and double glazed window to the rear:



**BEDROOM THREE**  
**14'5 x 7'4 (4.39m x 2.24m)**

Radiator and double glazed window to rear:



**OUTSIDE**

The rear extends to a walled courtyard garden with handy side gated entryway:

**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



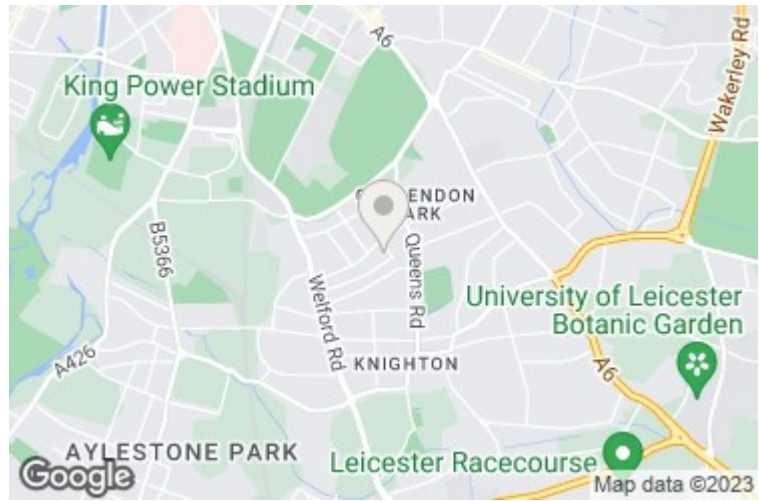
GROUND FLOOR



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			
		46	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> 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

