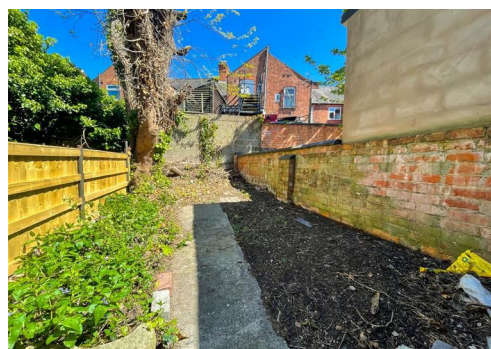




Asking Price £220,000

Edward Road, Leicester, LE2 1TF

- Two Bedrooms
- Two Reception Rooms
- Double Glazed
- Council Tax Band A
- Freehold
- Terraced House
- Kitchen
- Central Location
- EPC Rating C
- No Upper Chain



A well presented TWO BEDROOM mid terraced property located in CLARENDON PARK.

The property boasts TWO RECEPTION ROOMS and has a GOOD SIZED REAR GARDEN.

To the ground floor are two reception rooms and a kitchen. on the first floor are two bedrooms and a bathroom.

The property is being sold with NO UPPER CHAIN and is conveniently located for Queens Road with its variety of coffee shops and restaurants, and University of Leicester.



RECEPTION ONE
10'10" x 10'2" (3.32 x 3.12)

Double glazed front door, meter cupboard, coving, radiator, two double glazed windows to front aspect.



RECEPTION TWO
10'11" x 10'2" (3.33 x 3.10)

Under stairs cupboard, radiator, double glazed window to rear aspect, door into,



KITCHEN
8'6" x 5'4" (2.60 x 1.64)

Fitted units with worktops and tiled splashbacks, sink with drainer, four ring gas hob oven and extractor, space for fridge freezer, plumbing for washing machine, radiator, double glazed window and door to side aspect.

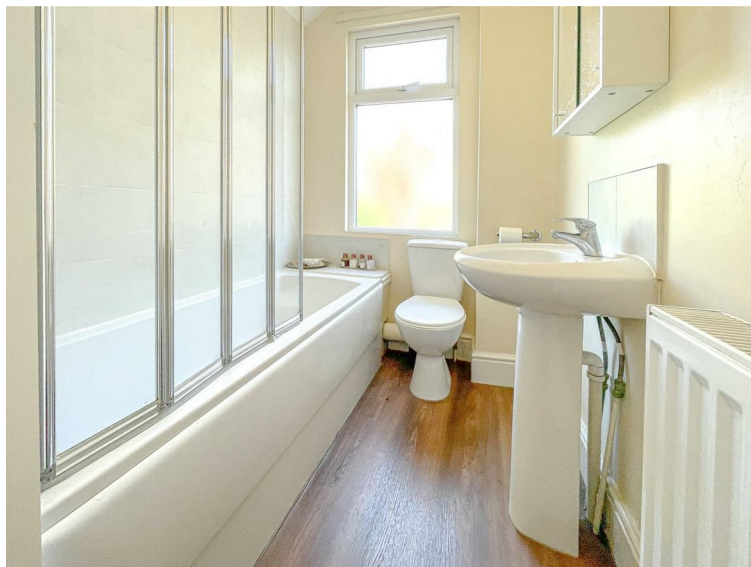
LANDING
Access to loft.



BEDROOM ONE

10'10" x 10'2" (3.32 x 3.12)

Radiator, two double glazed windows to front aspect.



BATHROOM

8'3" x 5'4" (2.54 x 1.63)

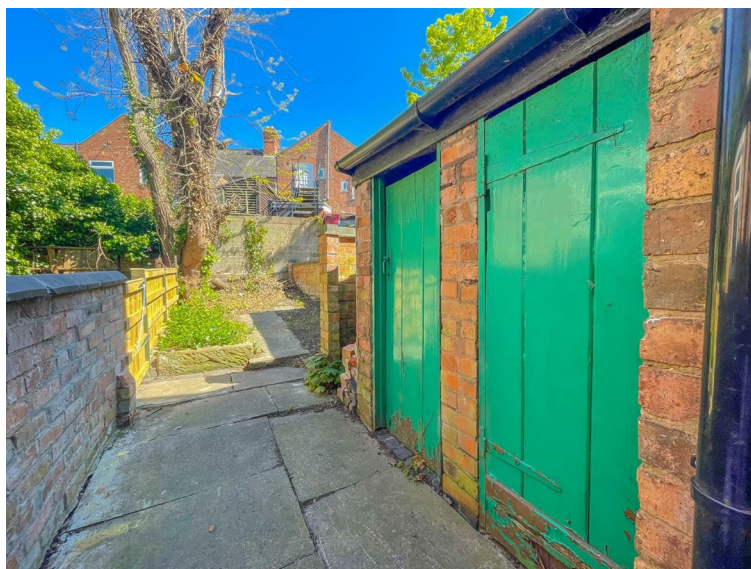
Bath with mains shower, pedestal wash hand basin, low level W/C, built in cupboard housing 'Vaillant' boiler, radiator, part tiled walls, frosted double glazed window to rear aspect.



BEDROOM TWO

11'0" x 8'6" (3.37 x 2.61)

Built in cupboard, radiator, double glazed window to rear 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.

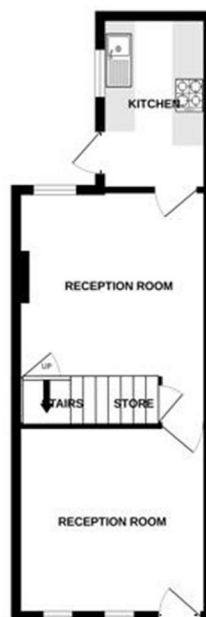
A £50 fee (incl. vat) covers required data and any manual checks.

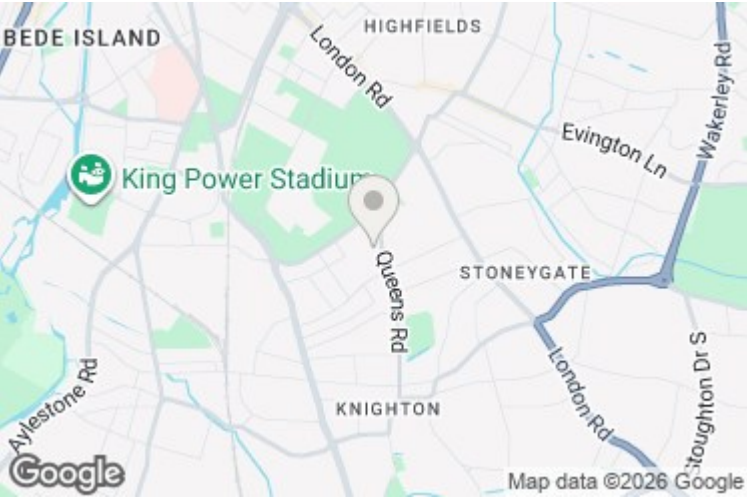
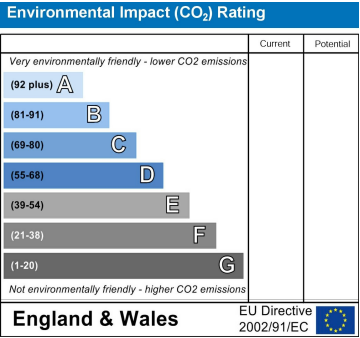
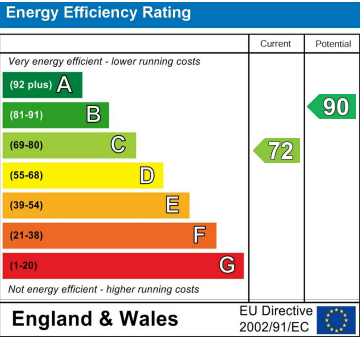
This must be paid before we can issue a memorandum of sale.

The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks

GROUND FLOOR

1ST FLOOR





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

