



£240,000

Cradock Road, Clarendon Park, Leicester, LE2 1TD

- Bay Fronted Terraced House
- Fitted Kitchen
- Shower Room
- Rear Courtyard Garden
- EPC Rating D
- Two Reception Rooms
- Two Double Bedrooms
- G.C.H. & D.G.
- Delightfully Presented
- Council Tax Band B Solar Panels



A DELIGHTFULLY PRESENTED BAY FRONTE D VICTORIAN TERRACE PROPERTY, centrally located within the popular suburb of Clarendon Park and conveniently placed for easy access to Leicester University, LRI, the city centre and the fashionable Queens Road shopping parade.

The property retains much of its original character and charm providing an ideal FIRST TIME BUY, HOME MOVER OR INVESTMENT OPPORTUNITY.

Briefly comprising of two reception rooms, fitted kitchen, TWO DOUBLE BEDROOMS, SHOWER ROOM and a pretty courtyard garden. Benefiting of double glazing and GCH, also benefiting from Solar Panels.

Viewings are HIGHLY RECOMMENDED - call BARKERS 0116 2709394

DIRECTIONS

Leaving our office turn left onto Queens Road, followed by the first left onto Howard Road. Cradock Road is the third turning on the left. The property is located on the left hand side & may be easily identified by our For Sale board:



FRONT RECEPTION ROOM

12'10 x 11'6 (3.91m x 3.51m)

Accessed via front double glazed door, feature period cast iron fireplace with slate tiled hearth, original stripped pine meter cupboard to recess, original coving to ceiling, decorative central ceiling rose, radiator & double glazed bay to front elevation:



OTHER ASPECT

INNER HALLWAY

Having useful under stair storage cupboard:



REAR RECEPTION ROOM

12'10 x 11'5 (3.91m x 3.48m)

Having cast iron period style fireplace grate and tiled hearth, radiator, double glazed window to rear elevation and stairs to first floor:



OTHER ASPECT



BEDROOM ONE

12'10 x 11'6 (3.91m x 3.51m)

Double glazed window to front elevation and radiator



FITTED KITCHEN

6'2 x 11'5 (1.88m x 3.48m)

Fitted with a contemporary range of base, wall and drawer units with a stainless steel sink unit & drainer, radiator, 'Candy' 4 ring electric hob with electric 'Neff' fitted oven and extractor above, integrated 'Hotpoint' dishwasher, double glazed window to side elevation & door to rear garden,

FIRST FLOOR LANDING

With central heating radiator



BEDROOM TWO

9'8 x 11'5 (2.95m x 3.48m)

Double glazed window to rear elevation, cast iron fireplace with stripped pine surround, radiator and stairwell cupboard providing loft access.



SHOWER ROOM

9'5" x 5'10" (2.87 x 1.78)

Fitted with a wall mounted sink with mixer tap, W.C., corner shower cubicle with electric shower, spots to ceiling, chrome wall mounted heated towel rail, frosted double glazed window to rear elevation and built in cupboard housing 'Worcester' combi boiler and plumbing for a washing machine



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:

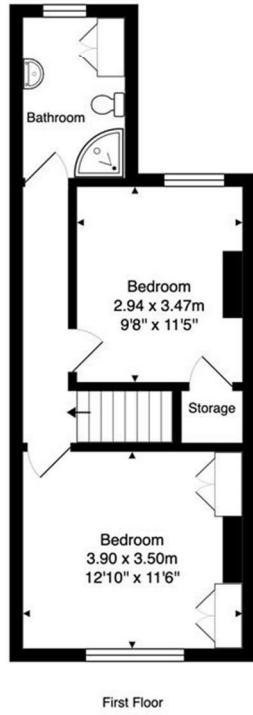
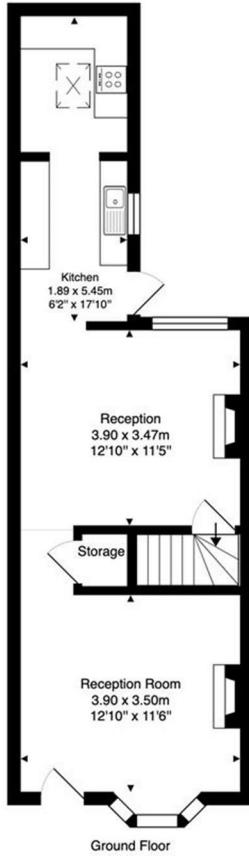
Monday to Friday 9am -5pm

Saturday 9am - 4pm



OUTSIDE

To the rear is a mainly paved courtyard garden with raised brick beds for planting and low level boundary walls and gate to front of the property.



Total Area: 80.7 m² ... 868 ft²

All measurements and illustrations are approximate and may not be drawn to scale.
This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.
The vendor, agency and supplier will accept no liability for its accuracy.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	53	64
(39-54) E		
(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	49	61
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Est.1985 **Barkers**

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

