



£250,000

Thurlow Road, Clarendon Park, Leicester, LE2 1YE

- Bay Fronted Terraced Property
- Two Reception Rooms
- Three Bedrooms
- GCH, EPC D & Freehold
- RENTAL INCOME £700 PCM
- Entrance Hallway
- Fitted Kitchen & Utility / WC
- Bathroom Suite & Shower
- Council Tax Band B
- INVESTMENT OPPORTUNITY



AN ATTRACTIVE BAY FRONTED THREE BED TERRACED PROPERTY superbly situated in a quiet cul-de-sac location within the highly regarded 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 period style living accommodation is currently PROFESSIONALLY LET GENERATING A RENTAL INCOME of £700PCM providing an IDEAL INVESTMENT OPPORTUNITY that briefly comprises, entrance hallway, fitted kitchen, utility room, d/s wc, two reception rooms, three bedrooms, family bathroom suite with shower and walled courtyard garden.

VIEWING HIGHLY RECOMMENDED WITH 24 HOURS NOTICE REQUIRED



ENTRANCE HALLWAY

Minton tiled hallway, stairs to first floor and leading to:



RECEPTION TWO

12'06 x 11'11 (3.81m x 3.63m)

Cast iron feature fireplace, radiator and sash window to rear elevation:

UNDER STAIR RECESS / LOBBY

Under stair storage, access to meter cupboard and leading through to:



RECEPTION ONE

14'04 (into bay) x 9'03 (4.37m (into bay) x 2.82m)

Cast iron feature fireplace, radiator and bay window to front elevation:



FITTED KITCHEN

10'03 x 7'05 (3.12m x 2.26m)

Fitted with a matching range of light oak, base, wall & drawer units with green work surfaces over, incorporating sink unit & drainer and tiled splashbacks, space provided for free standing oven, tiled flooring, sash window to side elevation and leading to:



UTILITY

7'02 x 5'07 (2.18m x 1.70m)

Sink unit fitted to worktop providing plumbing for washing machine, space for further appliances, wall mounted 'Worcester' boiler, sash to rear door to garden and leading to:

WC

Low level wc and window to rear elevation:



FIRST FLOOR LANDING

Having original linen cupboard, radiator and loft access:



BEDROOM ONE

13'05 x 12'06 (4.09m x 3.81m)

Radiator and sash window to front elevation:



BEDROOM THREE

9'08 x 7'05 (2.95m x 2.26m)

Radiator and sash window to rear elevation:



BEDROOM TWO

9'09 x 8'08 (2.97m x 2.64m)

Radiator and sash window to rear elevation:



BATHROOM SUITE

7'03 x 4'06 (2.21m x 1.37m)

Fitted with a three piece suite comprising, panelled bath with 'Mira' mixer shower over, pedestal wash hand basin, low level wc, radiator and sash window to side elevation:



Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm

OUTSIDE

The rear extends to a walled low maintenance courtyard garden, retaining two original outbuildings and side gated entryway leading to front forecourt garden screened with privet hedge:

DISCLAIMER

Photos taken before current tenants moved in:

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.

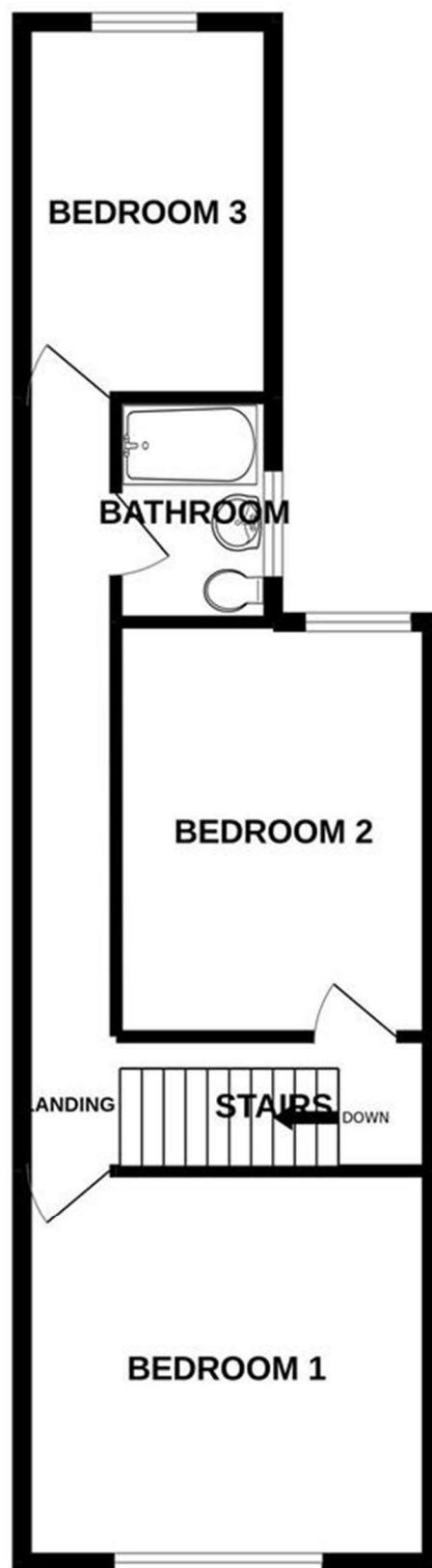
MONEY LAUNDERING

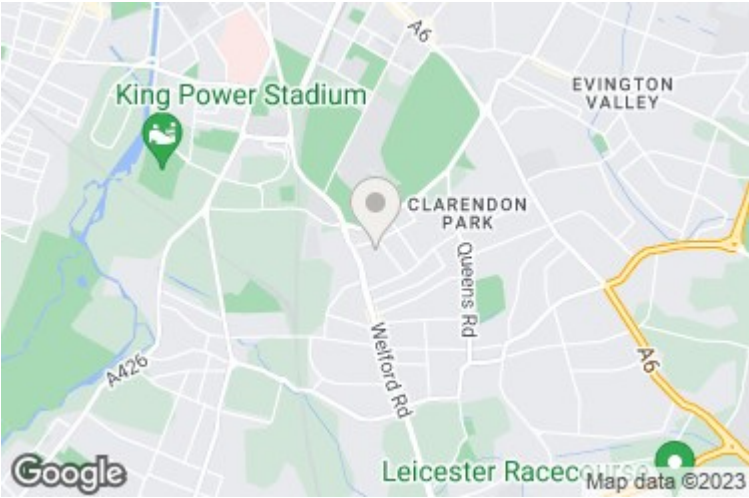
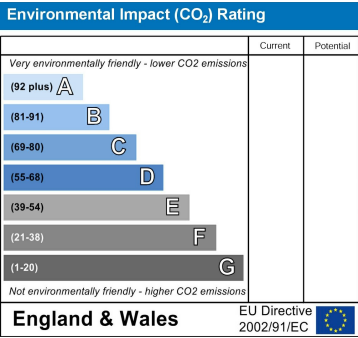
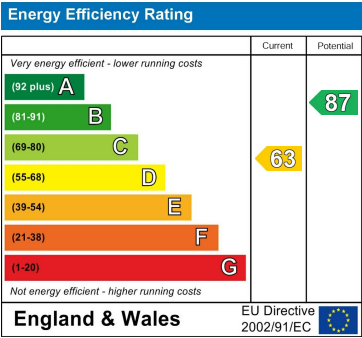
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors 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





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

