SALES
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MORTGAGES
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Barkers Est.1985









Asking Price £230,000

St. Leonards Road, Leicester, LE2 1WR

- Three Bedrooms
- Two Reception Rooms
- Newly Fitted Downstairs Bathroom
- No Upper Chain
- FTB or Investor opportunity
- Terraced House
- Newly Fitted Kitchen
- Convenient Location
- Council Tax Band B EPC Rating D
- Freehold



barkers1985.co.uk

79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

A great opportunity to purchase this THREE BEDROOM mid terraced BAY FRONTED house in the centre of CLARENDON PARK.

The home would be ideal for first time buyers or investors alike.

Briefly comprising TWO RECEPTIONS rooms, kitchen and DOWNSTAIRS BATHROOM on the ground floor.

On the first floor there are three bedrooms.

Courtyard garden to the rear and offered for sale with NO UPPER CHAIN.

Round the corner to Queens Road with its array of coffee shops, and restaurant's, with Leicester City Centre and train station, close by, not to mention University of Leicester and Leicester Royal Infirmary.



RECEPTION ONE
13'2" to bay x 10'6" (4.02 to bay x 3.22)
Front door, meter cupboard, coving, ceiling mould, radiator, bay window to front aspect.



RECEPTION TWO
11'5" x 10'6" (3.49 x 3.22)
Under stairs cupboard, radiator, double glazed window to rear aspect.



KITCHEN
8'11" x 5'7" (2.74 x 1.71)
Newly fitted units with worktops, electric hob and oven, cupboard housing boiler, sink with drainer, washing machine and dishwasher

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OTHER ASPECT

INNER HALL
6'5" x 2'8" (1.96 x 0.83)
Door to side aspect, Fridge freezer.



DOWNSTAIRS BATHROOM
6'4" x 5'5" (1.94 x 1.67)
Newly Fitted, Bath with mains shower, vanity unit, low level W/C, radiator, double glazed window to side aspect.

LANDING
Radiator.



BEDROOM ONE
11'6" x 10'6" (3.51 x 3.21)
Cast iron fireplace, radiator, two windows to front aspect.



BEDROOM TWO
11'5" x 7'6" (3.49 x 2.29)
Built in cupboard with access to loft, radiator, double glazed window to rear aspect.



OUTSIDE
Courtyard garden which is half paved, with flower bed, gate to rear aspect.



BEDROOM THREE
8'11" x 5'7" (2.72 x 1.71)
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

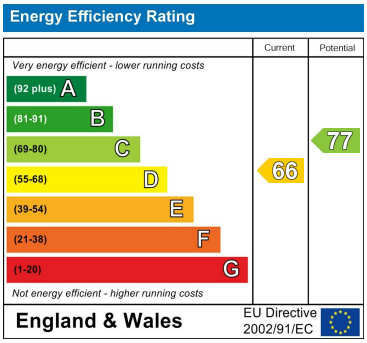
AML DISCLAIMER

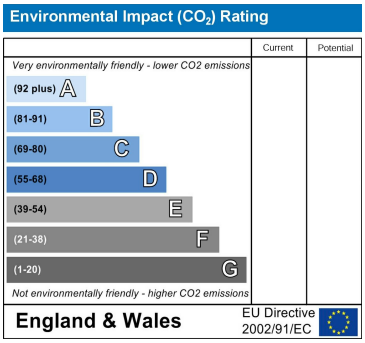
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
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













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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



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