

**Guide Price: £230,000 to £240,000**

**Oxford Road, Clarendon Park, Leicester, LE2 1TN**

- Attractive Bay Fronted Terrace
- Streamlined Fitted Kitchen
- G/F Bathroom & Shower
- GCH, DG, EPC D & Freehold
- Highly Recommended
- Two Reception Rooms
- Three Bedrooms
- Pretty Walled Garden
- New Decor & Carpets
- Available Chain Free





GUIDE PRICE £230,000 to £240,000 | A DELIGHTFULLY PRESENTED THREE BED BAY FRONTED TERRACED PROPERTY superbly situated within the fashionable 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 newly decorated and carpeted living accommodation would provide an Ideal First Time Buy or Investment Opportunity and briefly comprises, two reception rooms, streamlined fitted kitchen, g/f bathroom suite with shower and three bedrooms to first floor. Having GCH, DG, EPC D & pretty walled garden. EARLY VIEWING IS HIGHLY RECOMMENDED | AVAILABLE CHAIN FREE



#### RECEPTION TWO

11'3" x 11'2" (3.44 x 3.41)

Having under stair storage cupboard, radiator, double glazed window to rear elevation and stairs leading to first floor:



#### PROPERTY INFORMATION

The property benefits from new carpets, vinyl flooring to kitchen, decor throughout and has the following certifications:

Gas Safety Certificate valid until 7/4/22

Electrical EICR Certificate valid until 15/7/25



#### FITTED KITCHEN

11'4" x 5'8" (3.46 x 1.75)

Fitted with a matching range of base, wall & drawer units with co-ordinating work surfaces over incorporating stainless steel sink unit & matching breakfast bar with tiled splashbacks. Having integrated electric oven, four ring gas hob, plumbing for washing machine, space for fridge /freezer, vinyl flooring and double glazed windows to side elevation:

#### OUTER LOBBY

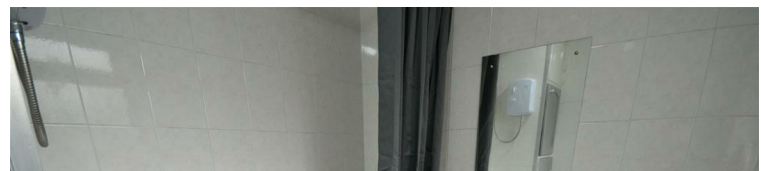
With concealed wall mounted 'Potterton combi boiler, door to rear garden & leading to:



#### RECEPTION ONE

13'10" x 11'2" (4.23 x 3.42)

Comprising meter cupboard to recess (housing electric meter & consumer unit), radiator and double glazed bay window to front



### FIRST FLOOR LANDING

Having radiator, loft access and leading to:



### BEDROOM ONE

12'9" x 11'7" (3.9 x 3.54)

Radiator and double glazed window to front elevation:



### BEDROOM TWO

11'3" x 9'8" (3.44 x 2.95)

Having over stair storage cupboard, radiator and double glazed window to rear elevation:



### OUTSIDE

The rear extends to a walled courtyard garden, recessed original outbuilding, pebbled recess and raised bed with side gated entryway housing wall mounted gas meter:

### 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

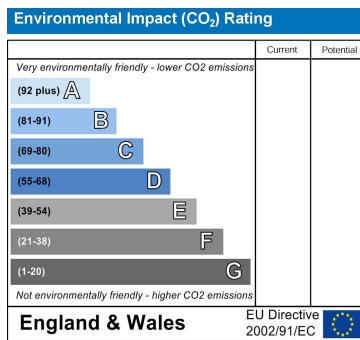
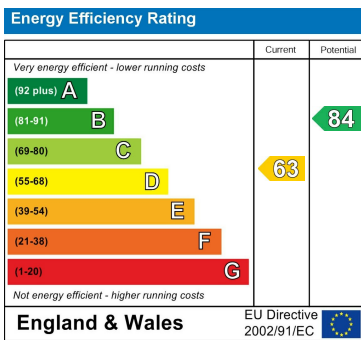
Saturday 9am - 4pm







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

