



## Offers Over £230,000

**Leopold Road, Clarendon Park, Leicester, LE2 1YB**

- HOME OWNER OR BUY TO LET
- Two Reception Rooms
- Three Bedrooms
- DOUBLE GLAZED & GCH
- EPC D & COUNCIL TAX B
- VIEWING RECOMMENDED
- Fitted Kitchen
- G/F Shower Room
- Freehold Property
- No Chain





This well presented **THREE BED TERRACED PROPERTY** is on offer to a **HOME OWNER** or **BUY TO LET INVESTOR**. Compliant to rent out as a 4 share but historically let to a 3 share for £12,960pa. now being sold with vacant possession.

Situated within the fashionable city suburb of Clarendon Park, being well served for Leicester University, City Centre & the fashionable Queens Road shopping parade with its array of specialist, boutiques, bars & bistros.

The accommodation briefly comprises, modern fitted kitchen, two reception rooms, Ground Floor Shower Room and to the first floor three bedrooms and enclosed courtyard garden to the rear.

**VIEWING HIGHLY RECOMMENDED CALL BARKERS NOW ON 0116 2709394**



#### **FITTED KITCHEN**

**9'1" x 6'1" (2.77 x 1.85)**

Comprising a matching range of maple effect wall, base and drawer units, finished with granite effect roll edge worksurfaces over incorporating stainless steel sink unit and tiled splashbacks. Having integrated stainless steel electric oven with four ring electric hob & matching extractor chimney, with space being provided for a fridge/freezer, plumbing for washing machine, ceramic tiled flooring & double glazed window to side elevation:



#### **COMMUNAL LIVING ROOM**

**13'0" x 11'8" (3.96 x 3.56)**

Laminate wood flooring, handy under stair storage cupboard, radiator, tv point, double glazed window to rear elevation and stairs to first floor:



#### **RECEPTION ONE / BED FOUR**

**13'0" x 11'8" (3.96 x 3.56)**

Feature exposed fireplace, solid wood flooring, period dado rail, original meter cupboard, radiator and double glazed window to front elevation.

#### **OUTER LOBBY**

Having ceramic tiled flooring & door to rear garden:



#### **GROUND FLOOR BATHROOM**

**7'5" x 6'0" (2.26 x 1.83)**

Fitted with a modern white three piece suite comprising panelled bath with electric shower over, shower screen, low level wc & pedestal wash hand basin. Finished with tile effect vinyl flooring, radiator and obscure double glazed window to rear elevation:

#### **FIRST FLOOR LANDING**

Giving access to airing cupboard and leading to:



#### **BEDROOM ONE**

**13'0" x 13'3" (3.96 x 4.04)**

Radiator and double glazed window to front elevation:



#### **BEDROOM TWO**

**13'0" x 10'0" (3.96 x 3.05)**

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



#### **BEDROOM THREE / STUDY ROOM**

**9'1" x 7'10" (2.77 x 2.39)**

Radiator and double glazed window to rear elevation:





### GOOD SIZED REAR GARDEN

To the front of the property there is a paved front forecourt with shared passageway to a very good sized rear low maintenance garden mainly pebbled with timber fence and low level boundary wall surround:

### FURNITURE

The property is being sold as a 'Going Concern' and is fully furnished: £POA

### 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.

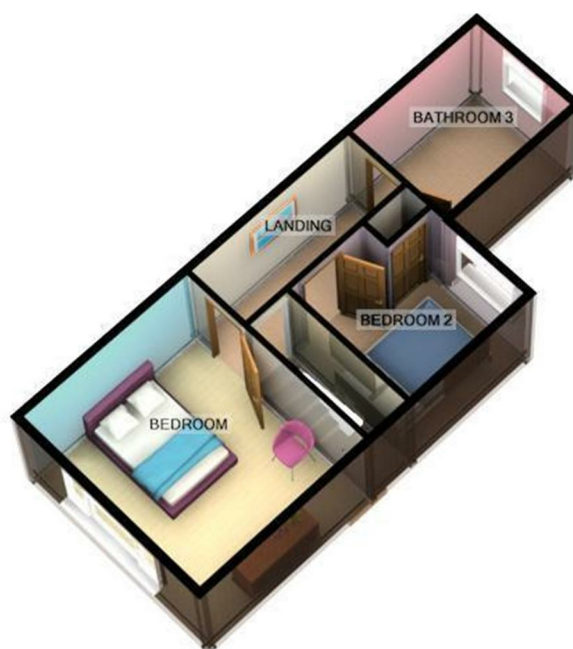
Hours of Business:

Monday to Friday 9am -5.30pm,

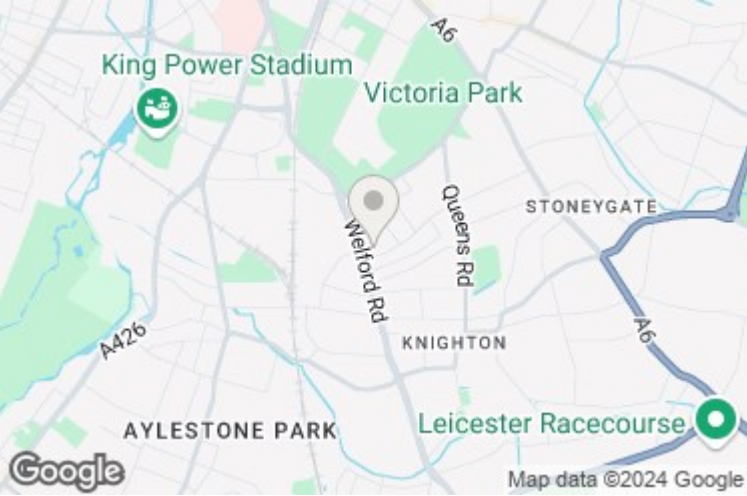
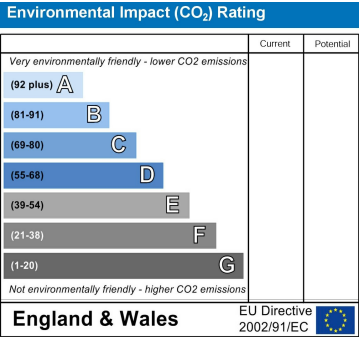
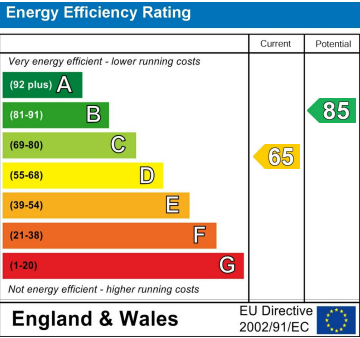
Saturday 9am - 4pm



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

