



£295,000

Adderley Road, Clarendon Park, Leicester, LE2 1WD

- Three Storey Terraced Property
- Two Reception Rooms
- Three Double Bedrooms
- GCH, Await EPC & Freehold
- Cul-de-Sac Location
- Entrance Hallway
- Fitted Kitchen
- Newly Fitted Shower Room
- Investment or Residential
- Available Chain Free



A DELIGHTFULLY APPOINTED THREE STOREY 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 well presented and spacious living accommodation would provide a very comfortable family home or Investment Opportunity and is currently let to FOUR STUDENTS WITH INCOME Circa £16,000 PA ending 30/6/21. The property briefly comprises, entrance hallway, fitted kitchen, two reception rooms, (one being used as a letting room) three bedrooms and newly fitted shower room. Having GCH, Await EPC and walled courtyard garden. **EARLY VIEWING HIGHLY RECOMMENDED | VACANT POSSESSION FROM 1/7/21 | VIEWING VIDEO AVAILABLE**

ENTRANCE HALLWAY

Comprising feature 'Minton' tiled flooring, radiator and stairs to first floor:



RECEPTION TWO / COMMUNAL LIVING ROOM

12'5 x 12;4 (3.78m x 3.66m;1.22m)

Featuring cast iron fireplace with decorative tiled inset and period

wood surround, under stair storage cupboard, radiator and window to rear elevation:



FITTED KITCHEN

10'9 x 7'08 (3.28m x 2.34m)

Fitted with a stylish range of ivory base, wall & drawer units with wood effect work surfaces, matching breakfast bar, stainless steel sink unit and matching tiled surround. Having integrated double electric oven with four ring gas hob over, space provided for appliances, ceramic flooring, radiator, window and door to side elevation:



RECEPTION ONE / BEDROOM FOUR
10'15 x 9'12 (3.05m x 2.74m)

Comprising meter cupboard, picture rail, coving, radiator & sash window to front elevation:

FIRST FLOOR LANDING

L-shaped landing, feature down lighting, radiator and leading to:



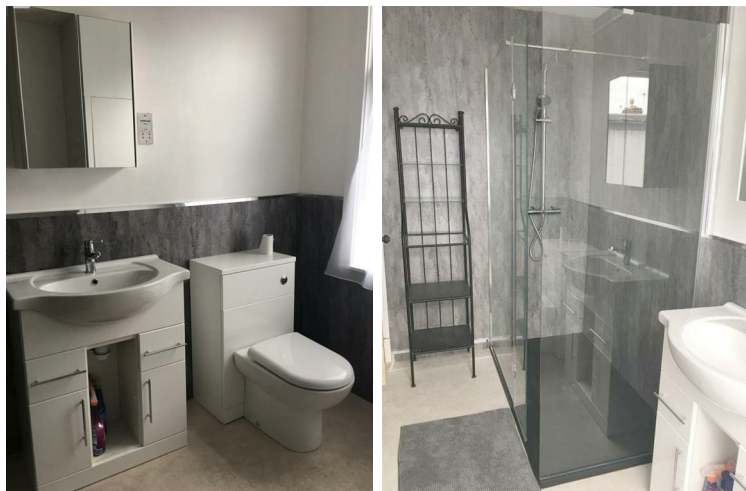
BEDROOM ONE
14 x 11'6 (4.27m x 3.51m)

Comprising cast iron feature fireplace, radiator & sash window to front elevation:



BEDROOM TWO
11'2 x 9'7 (3.40m x 2.92m)

Having cast iron feature fireplace, radiator & sash window to rear elevation:



SHOWER ROOM

10'8 x 7'4 (3.25m x 2.24m)

Newly fitted with a contemporary styled three piece suite comprising double walk-in shower cubicle with both mixer and fixed rain showers, wash hand basin fitted to vanity unit, low level wc and tiled surround, Having vinyl flooring, radiator, concealer 'Worcester' boiler in airing cupboard and opaque window to rear elevation:

SECOND FLOOR

Stairs to Bedroom Three:



BEDROOM THREE

12'3 x 11'5 (3.73m x 3.48m)

Eaves storage cupboards, radiator & double glazed Velux windows to front & rear elevations:



OUTSIDE

The rear garden is mainly laid to lawn with pebbled recess and paved pathway, two original outbuildings, side gated entryway and low level boundary walls surround:

FIXTURES & FITTINGS

The property is offered furnished £POA:

DISCLAIMER

Photos taken before current tenancy:

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

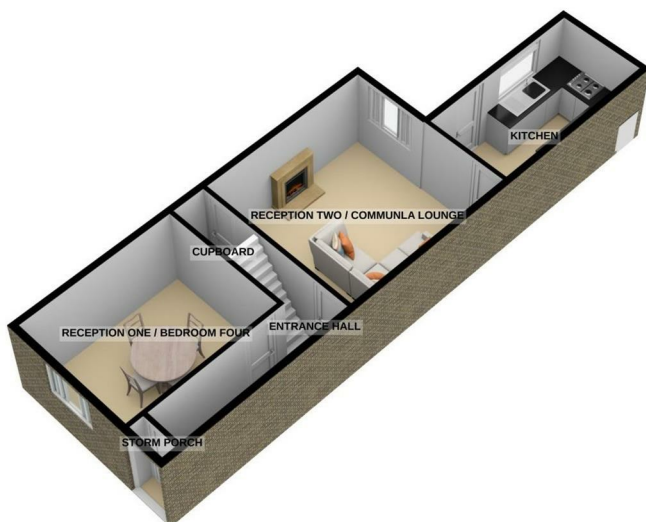
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

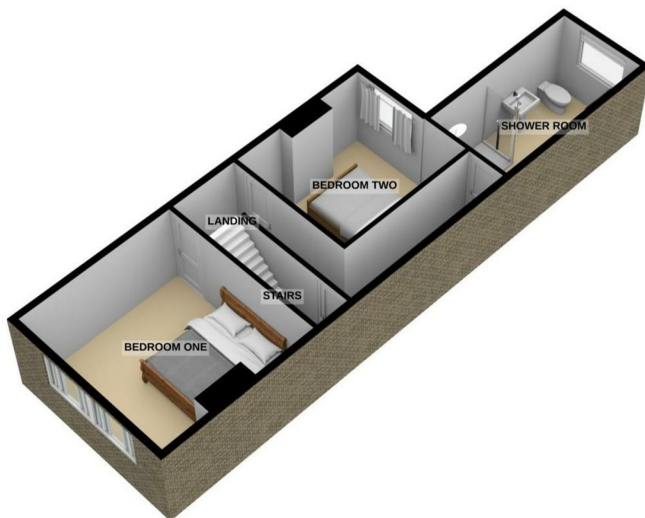
Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm

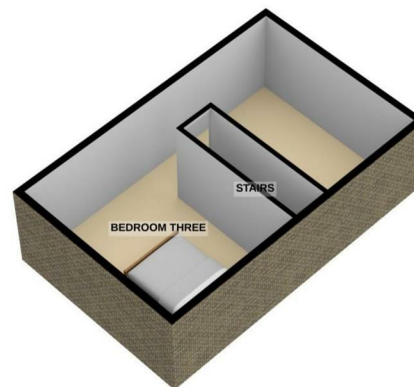
GROUND FLOOR



1ST FLOOR

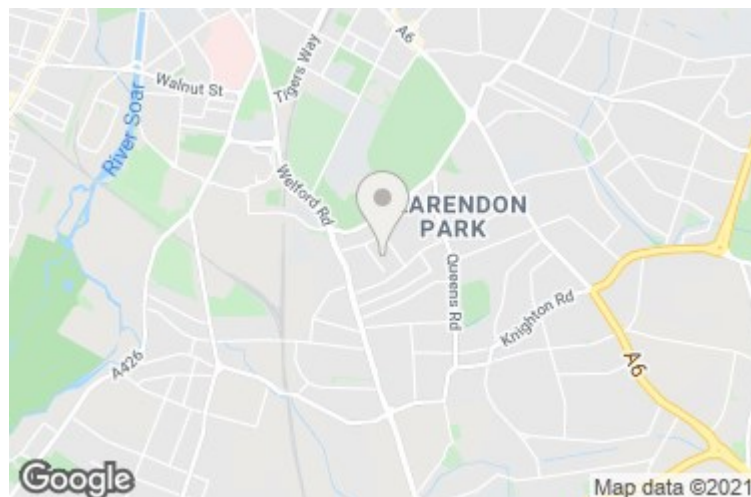


2ND FLOOR



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



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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

