



**Guide Price £220,000 to £230,000**

**Seymour Road, Clarendon Park, Leicester, LE2 1TQ**

- Pretty End Terraced Property
- Fully Fitted Kitchen
- Bathroom Suite & Shower
- GCH, DG, EPC E & Freehold
- No Upward Chain
- Two Reception Rooms
- Two Double Bedrooms
- Rear Courtyard Garden
- Council Tax Band A
- Highly Recommended



GUIDE PRICE £220,000 to £230,000 | AN ATTRACTIVE & WELL PRESENTED TWO BED END TERRACED PROPERTY superbly situated within a quiet pedestrianised location within the sought after city suburb of Clarendon Park, being well served for Leicester University, the City Centre & a short walk to the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This pretty cottage style accommodation retains many character features & would provide a comfortable family home or Investment Opportunity that briefly comprises, two reception rooms with cast iron fireplaces, fully fitted kitchen, two double bedrooms & a modern bathroom suite with shower. Having rear enclosed courtyard garden, GCH, DG, EPC E and Offered with Vacant Possession from 30.9.22  
**EARLY VIEWING RECOMMENDED - NO UPWARD CHAIN**



**RECEPTION ROOM TWO**  
**11'6" x 11'3" (3.51 x 3.43)**

Featuring decorative cast iron fireplace with period surround, original ceiling rose, radiator, double glazed mock sash window to rear elevation, under stair storage cupboard & staircase off to first floor



**RECEPTION ROOM ONE**  
**11'6" x 11'0" (3.51 x 3.35)**

Featuring a working cast iron fireplace, with tiled inset & hearth, finished with a period wood surround, retaining original ceiling coving & rose, meter cupboard to recess housing consumer unit, gas & electric meters, wood flooring, radiator & double glazed mock sash window to front elevation. Leading to:



**FITTED KITCHEN**  
**8'6" x 5'9" (2.59 x 1.75)**

Fitted with a matching range of white base, wall & drawer units, with co-ordinating wood style work surfaces over, incorporating a stainless steel sink unit & integrated with stainless steel electric oven, matching four ring gas hob & extractor canopy over with matching brick tiled splashbacks. Space has been provided for an undercounter fridge, plumbing for washing machine, having wood style flooring, double glazed window & door to side elevation:

**FIRST FLOOR LANDING**

Loft access:



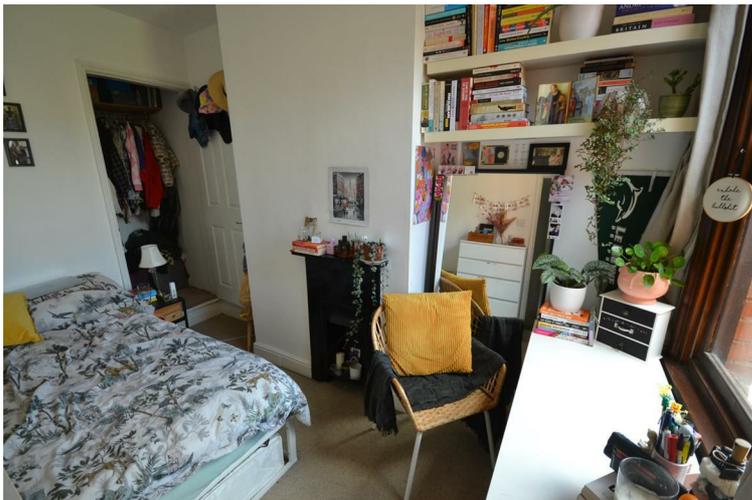
**BEDROOM ONE**  
**12'6" x 11'8" (3.81 x 3.56)**

Cast iron feature fireplace with period wood surround, radiator and double glazed mock sash window to front elevation:



**BATHROOM SUITE**  
**8'7" x 6'0" (2.62 x 1.83)**

Fitted with a white three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level wc, with decorative tiled surround, radiator, opaque double glazed window to rear elevation and airing cupboard concealing 'Exclusive' combi boiler:



**BEDROOM TWO**  
**11'6" x 9'6" (3.51 x 2.90)**

Cast iron feature fireplace with white wood surround, over stair storage cupboard providing, radiator and double glazed mock sash window to rear elevation:



**OUTSIDE**

The rear extends to an established enclosed rear courtyard garden, with shrub borders & a low level boundary wall surround, whilst retaining two original outbuildings with power & lighting for appliances:

**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,



1ST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



# Barkers

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**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



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- 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

