



Asking Price £240,000

St Leonards Road, Clarendon Park, Leicester, LE2 3BZ

- Terraced Property
- Two Reception Rooms
- Bathroom
- Freehold
- Double Glazed
- Two Double Bedrooms
- Fitted Kitchen
- Walled Courtyard Garden
- Character Features
- EPC Rating C Council Tax Band B



A well appointed TWO DOUBLE BEDROOM terraced house in CLARENDON PARK.

The property briefly comprises TWO RECEPTION ROOMS and a kitchen on the ground floor.

On the first floor there are two double bedrooms and a bathroom.

Outside is a walled courtyard garden with original outbuildings.

Well located being just around the corner to Queens Road boasting boutique shops, restaurants and coffee shops. Close to Leicester city Centre and Train Station with University of Leicester and LRI, in close proximity.



RECEPTION ONE
11'11" x 11'3" (3.64 x 3.44)

Cast iron fireplace, coving, plate rail, meter cupboard, radiator, spot lights, double glazed door and window to front aspect.



RECEPTION TWO
12'4" x 11'3" (3.76 x 3.45)

Cast iron fireplace with wooden surround, coving, plate rail, under stairs cupboard, radiator, radiator, double glazed door to rear leading out into garden.



KITCHEN
11'3" x 6'0" (3.45 x 1.84)

Fitted units with worktops, sink with drainer, integrated dishwasher and oven, four ring gas hob and extractor, space for fridge freezer, plumbing for washing machine, part tiled walls, spot lights, radiator, double glazed window to side aspect.



LANDING

Access to loft, radiator.



BEDROOM TWO

12'6" x 8'7" (3.82 x 2.63)

Built in cupboard, radiator, spot lights, double glazed window to rear aspect.



BEDROOM ONE

11'11" x 11'4" (3.65 x 3.47)

Fitted cupboard, spotlights, radiator, double glazed window to front aspect.



BATHROOM

10'11" x 6'0" (3.35 x 1.85)

Bath with mains shower, low level W/C, pedestal wash hand basin, built in cupboard housing boiler, part tiled walls, radiator, spot lights, double glazed window to rear aspect.



OUTSIDE

Walled Courtyard garden with paved seating area, raised flower borders with various shrubs and bushes, original outbuildings, power, water tap, gate 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.

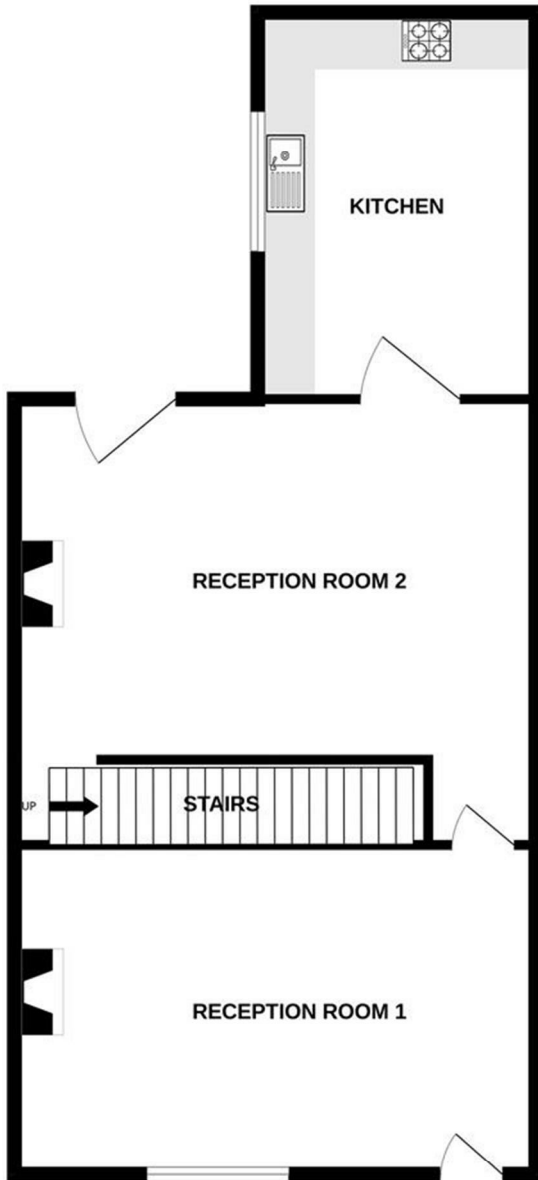
These checks are carried out on our behalf of Moverly, our approved AML provider.

A £50 fee (incl. vat) covers required data and any manual checks.

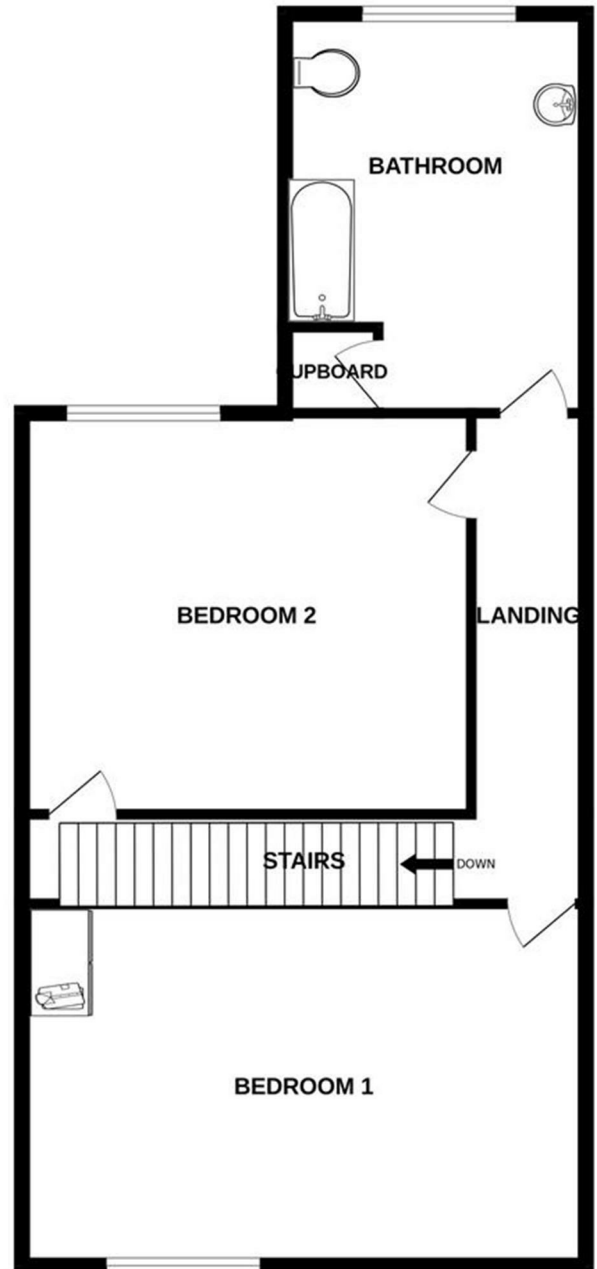
This must be paid before we can issue a memorandum of sale.

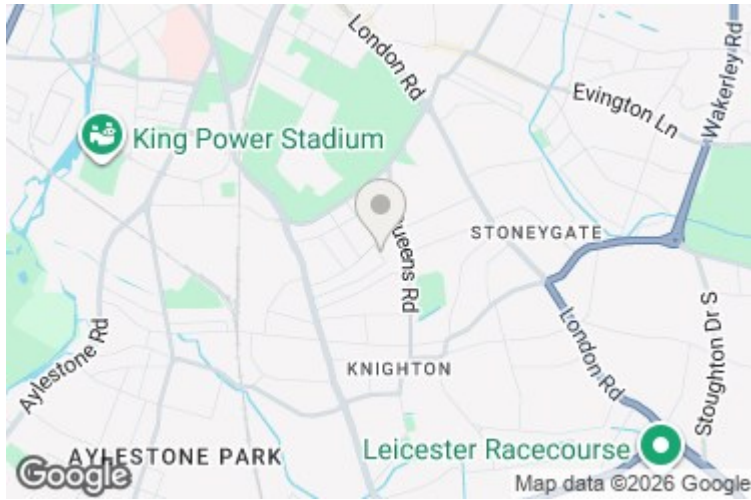
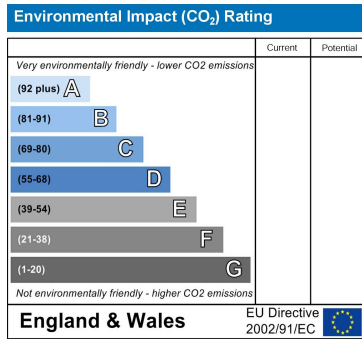
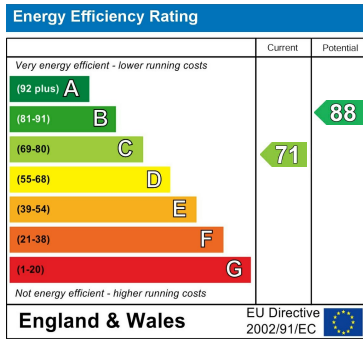
The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks

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

