



## Asking Price £275,000

**Adderley Road, Clarendon Park, Clarendon Park, LE2 1WA**

- Victorian Terrace
- Open Plan Lounge / Diner
- Three Bedrooms
- Rear Courtyard Garden
- Near Leicester University
- Minton Tiled Hallway
- Breakfast Kitchen
- Bathroom
- EPC Rating D / Freehold / Council Tax B
- Early Viewing Advised



An attractive and spacious **THREE BEDROOM** terraced property ideally situated within the sought after city suburb of **CLARENDON PARK**.

The home briefly comprises an entrance hall, through lounge diner, and breakfast kitchen on the ground floor.

On the first floor there are three bedrooms and a bathroom.

To the rear is a pretty courtyard garden with original outbuilding.

Close to Leicester University, the City Centre, and Queens Road with its fashionable shops, restaurant's and bistro's.



#### **LOUNGE-DINER**

**25'7" x 11'2" (7.80 x 3.41)**

Exposed feature fireplace with chequered tile hearth, ceiling coving, stripped floorboards, meter cupboard, two radiators, double glazed window to front aspect, double glazed door to rear aspect leading into garden,



#### **ENTRANCE HALL**

Front door, coving, Minton tiled floor, radiator, staircase rising to first floor, door into,



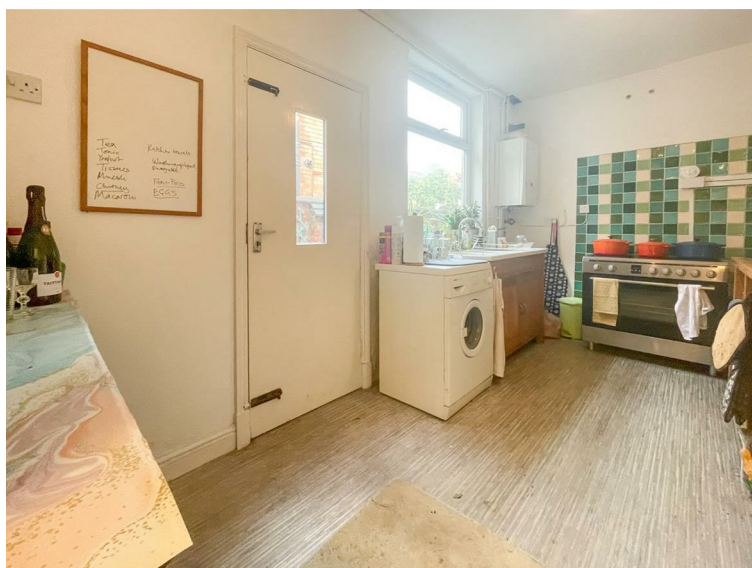
#### **LOUNGE AREA**



**DINING AREA**

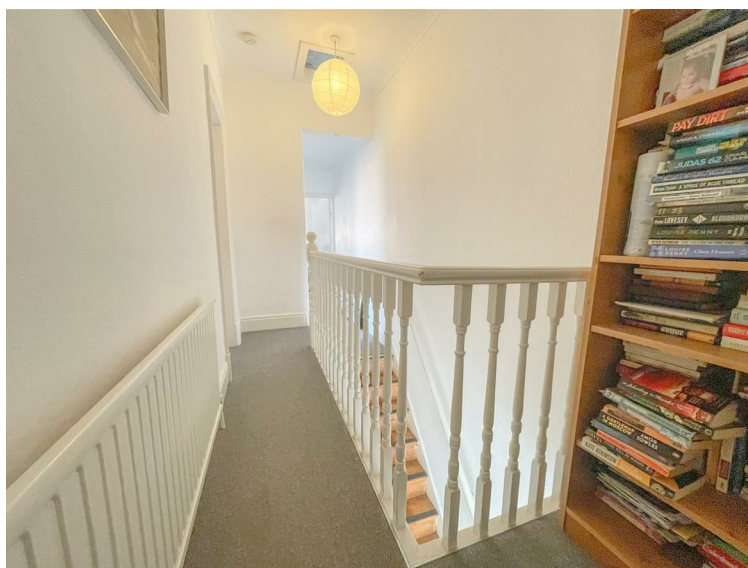


**OTHER ASPECT**



**BREAKFAST KITCHEN**  
**14'3" x 7'10" (4.36 x 2.41)**

Double ceramic sink, plumbing for washing machine, space for fridge freezer, under stairs cupboard, five ring electric cooker, boiler, radiator, part tiled walls, double glazed window to side aspect and door into garden.



**LANDING**  
Radiator, access to loft:



**BEDROOM ONE**

**14'4" x 11'10" (4.38 x 3.63)**

Radiator, double glazed window to front aspect.



**BEDROOM THREE**

**10'4" x 7'11" (3.15 x 2.42)**

Radiator, built in cupboard, and double glazed window to rear elevation:



**BEDROOM TWO**

**13'2" x 8'11" (4.03 x 2.73)**

Radiator, double glazed window to rear aspect.



**BATHROOM**

**6'10" x 4'10" (2.10 x 1.48)**

Bath with electric shower, wash hand basin, low level W/C, extractor, heated towel rail, spot lights, tiled walls and floor, frosted double glazed window to side aspect.



### OUTSIDE

The rear extends to a split level hard landscaped courtyard garden with rear gated entry and low level boundary walled surround, original outbuildings one housing water tap.



### 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 -5.30pm

Wednesdays late night until 7pm

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.

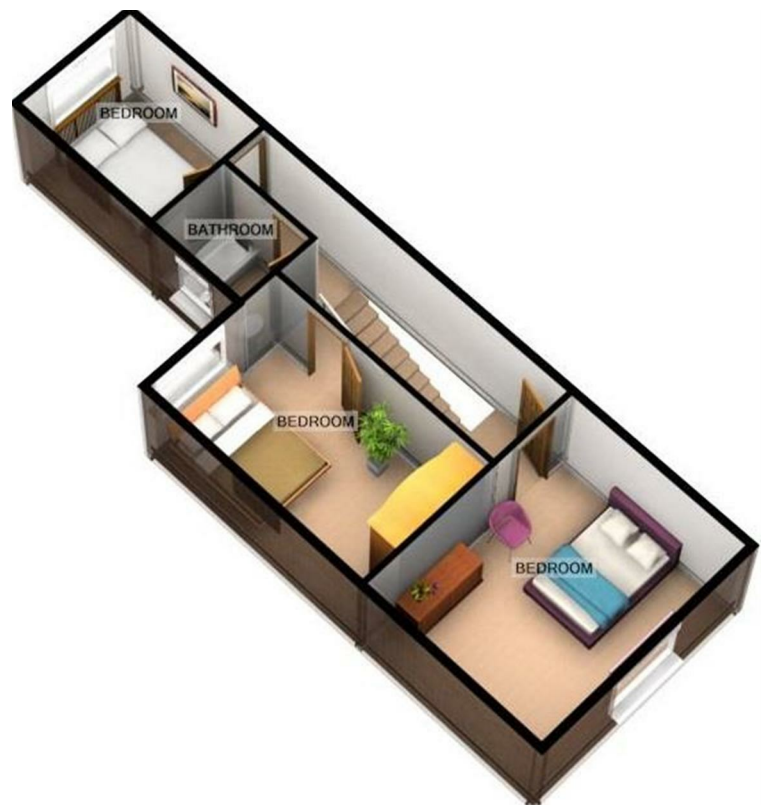
A £50 fee (incl. vat) covers required data and any manual checks.

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

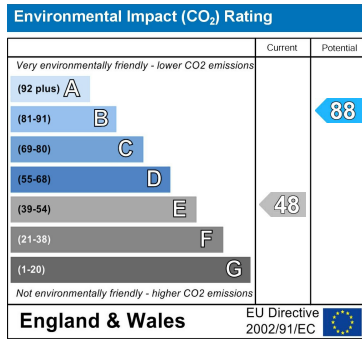
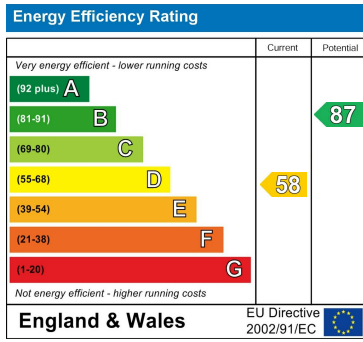
The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



GROUND FLOOR



1ST FLOOR



Est.1985  
**Barkers**

**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

