SALES
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Barkers Est.1985









Asking Price £199,950

Oxford Road, Leicester, LE2 1TN

- Terraced Property
- Two Reception Rooms
- Bathroom
- Council Tax Band B
- Clarendon Park
- Two Bedrooms
- Kitchen
- Investor or First Time Buyer
- EPC Rating E
- Freehold



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79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

A great opportunity to purchase this TWO BEDROOM mid Terraced property in CLARENDON PARK.

The property comprises TWO RECEPTION rooms and kitchen to the ground floor,

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

To the rear of the house there is a courtyard garden.

Located close to Leicester City Centre, Leicester University and Queens Road with its selection of boutique shops, coffee bars and restaurants.



RECEPTION ONE
11'2" x 10'11" (3.41 x 3.35)
Front door, meter cupboard, coving, radiator, double glazed window to front aspect.



RECEPTION TWO
11'2" x 11'0" (3.41 x 3.36)
Under stairs cupboard, picture rail, radiator, built in cupboard, double glazed window to rear aspect.



KITCHEN
11'11" x 5'8" (3.65 x 1.74)
Fitted units with worktops, sink with drainer, plumbing for washing machine, space for fridge freezer, boiler, part tiled walls, radiator, two windows and door to side aspect

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BEDROOM ONE
11'1" x 11'0" (3.40 x 3.37)
Radiator, double glazed window to front aspect.



BATHROOM
12'0" x 5'9" (3.66 x 1.77)
Bath with electric shower, low level w/c, pedestal wash hand basin, built in cupboard, radiator, part tiled walls, frosted double glazed window to rear aspect.



BEDROOM TWO
11'2" x 8'1" (3.42 x 2.47)
Built in cupboard, radiator, double glazed window to rear aspect.



OUTSIDE
Courtyard garden with paved area, original outbuildings, gate to rear aspect.

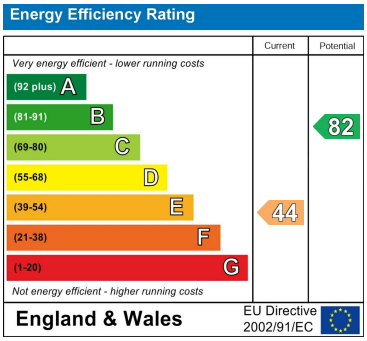
FREE VALUATION
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

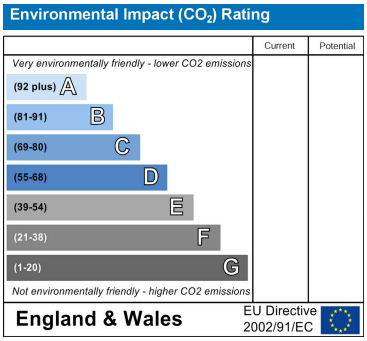
GENERAL REMARKS
We are unable to confirm whether certain items in the property

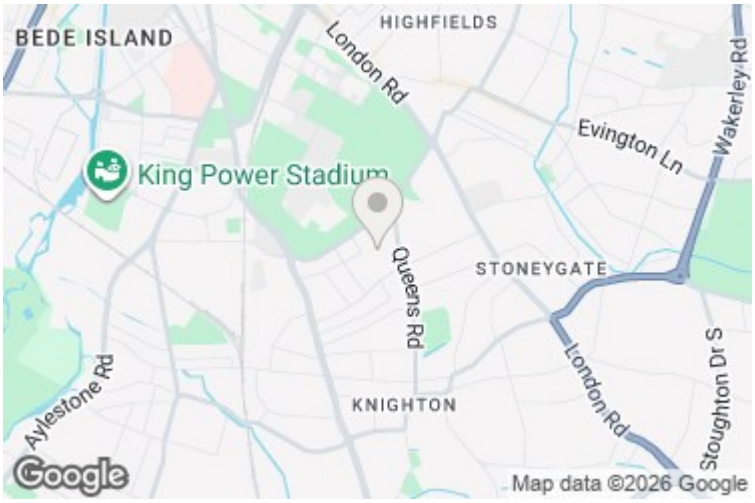
are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices 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 -5.30pm,
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











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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



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