

Offers Over £180,000

Welford Road, Clarendon Park, Leicester, LE2 6EG

- Bay Fronted Terraced Property
- Extended Fitted Kitchen
- Bathroom Suite & Shower
- DG, GCH & EPC D
- No Upward Chain
- Two Reception Rooms
- Two Double Bedrooms
- Front & Rear Gardens
- Ideal Investment or FTB
- Viewing Video Available



IDEAL INVESTMENT or FIRST TIME BUY | AN ATTRACTIVE TWO BED EXTENDED BAY FRONTED TERRACED PROPERTY ideally situated in the sought after city suburb of Clarendon Park, being well served for Leicester University, the City Centre, renowned local schooling & the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This well appointed and spacious living accommodation would provide a very comfortable **FIRST TIME BUY** or **INVESTMENT** and briefly comprises two reception rooms, streamlined extended fitted kitchen, two double bedrooms and bathroom suite with shower. GCH, DG, EPC D, front and rear gardens. **EARLY VIEWING HIGHLY RECOMMENDED | AVAILABLE CHAIN FREE**

RECEPTION ONE

16'25 (under stairs to bay) x 11'12 (4.88m (under stairs to bay) x 3.35m)

Featuring laminate wood flooring, ceiling coving & rose, meter cupboard to recess and under stair recess with store cupboard, radiator and double glazed bay window to front elevation:



RECEPTION TWO

13'25 x 11'82 (3.96m x 3.35m)

Having original store cupboard fitted to recess, laminate wood flooring, radiator, double glazed window to rear elevation and stairs to first floor:



EXTENDED FITTED KITCHEN

18'87 x 6'1 (5.49m x 1.85m)

Fitted with a matching range of light oak base, wall & drawer units, with granite style work surfaces over inset with sink unit & drainer and decorative ceramic tiled splashbacks. Having free standing electric oven and hob, space for fridge / freezer, plumbing for washing machine, wall mounted 'Ariston' boiler, radiator, ceramic tiled flooring & double glazed windows and door to side elevation:

FIRST FLOOR LANDING



BEDROOM ONE

12'6 x 11'14 (3.81m x 3.35m)

Comprising decorative fire surround, radiator and double glazed window to front elevation:



BEDROOM TWO
12'6 x 8'46 (3.81m x 2.44m)

Having decorative fire surround, over stair storage cupboard with loft access, radiator and double glazed window to rear elevation:



BATHROOM & SHOWER
10'08 x 6'14 (3.25m x 1.83m)

Fitted with a modern three piece suite comprising, wood panelled bath with electric 'Triton' shower over, concertina shower screen, pedestal sink & low level wc, decorative tiled surround, vinyl flooring, radiator, airing cupboard & double glazed opaque window to rear elevation:



OUTSIDE

To the rear elevation is a paved pathway with steps leading to a raised terrace with a larger that average low maintenance pebbled courtyard, a rear gated entryway, boundary walled surround and original outbuilding. The is a front forecourt garden with screen planting:

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

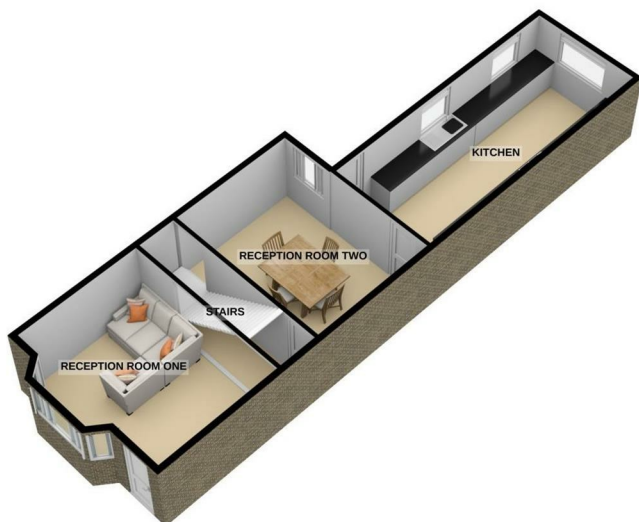
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

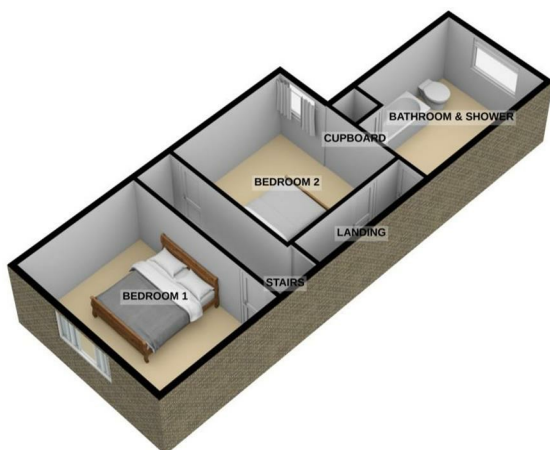
Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm

GROUND FLOOR



1ST FLOOR



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			
		63	80
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	



Barkers

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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

