



## Asking Price £185,000

Leopold Road, Clarendon Park, Leicester, LE2 1YB

- Period Terraced Property
- Two Reception Rooms
- Two Double Bedrooms
- GCH, DG, EPC D, C/Tax A & Freehold
- Reduced For Quick Sale
- Streamlined Fitted Kitchen
- G/F Bathroom Suite
- Rear Courtyard Garden
- Perfect FTB or B2L
- No Upward Chain



**REDUCED FOR QUICK SALE | AN ATTRACTIVE TWO BED MID TERRACED PROPERTY** Superbly situated 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 well presented accommodation benefits from a brand new gas central heating system is ready to move straight into, providing a comfortable family home or ideal Investment Opportunity. The property briefly comprises, two reception rooms, streamlined fitted kitchen, two double bedrooms & modern ground floor bathroom suite with a low maintenance courtyard garden **EARLY VIEWING RECOMMENDED | NO UPWARD CHAIN**

#### PROPERTY INFORMATION

The property benefits from the following:

- Brand new 'Volkera' combi boiler
- Double Glazing
- EPC D



#### RECEPTION TWO 13'10" x 10'2" (4.22m x 3.10m)

Featuring wall mounted gas fireplace, under stair storage cupboard, radiator and double glazed window to rear :



#### RECEPTION ONE 11'2" x 10'3" (3.40m x 3.12m)

Comprising feature gas fireplace with period wood surround, meter cupboard to recess, radiator and double glazed window to front elevation:

#### HALLWAY

Stairs leading to first floor:



#### STREAMLINED FITTED KITCHEN 12'2" x 5'5" (3.71m x 1.65m)

Fitted with a matching range of units with co-ordinating work surfaces over incorporating stainless steel sink unit / drainer and tiled splashbacks. Space is provided for free standing oven, plumbing for washing machine, with double glazed window and door to side elevation:





**BATHROOM & SHOWER**  
**7'4 x 6'3 (2.24m x 1.91m)**

Comprising a white three piece suite fitted with panelled bath with plumbing for shower over, shower screen, low level wc, wash hand basin, fitted to vanity unit, decorative tiled splashbacks, radiator and obscure double glazed window to side elevation:

**FIRST FLOOR LANDING**

Leading to::



**BEDROOM ONE**  
**10'9 x 10'2 (3.28m x 3.10m)**

Radiator and double glazed window to front elevation:



**BEDROOM TWO**  
**11'2 x 10'1 (3.40m x 3.07m)**

Having over stair storage cupboard with useful hanging rail, airing cupboard housing new 'Volkera' combi boiler, radiator and double glazed window to rear elevation:



**OUTSIDE**

The rear extends to a enclosed hard landscaped courtyard garden, with right of way provided for two neighbours with bin access onto Fleetwood Road:

**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 -5pm

Saturday 9am - 4pm



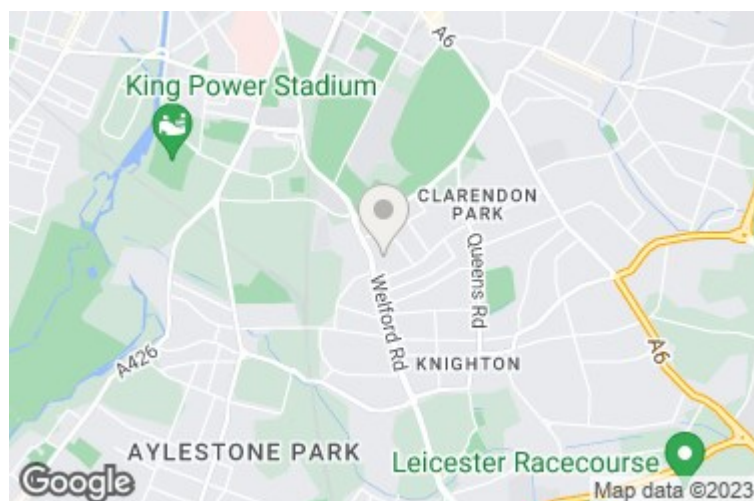
1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(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	



GROUND 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

