



## Asking Price £260,000

Clarendon Park Road, Leicester, LE2 3AF

- Terraced House
- Investment or Family Home
- Kitchen-Diner
- Good Size Rear Garden
- Freehold
- Three Double Bedrooms
- Entrance Hall
- Downstairs Bathroom
- Rented until 31st July 2026 Generating £1450 per month.
- EPC Rating C Council Tax Band B



A spacious **THREE DOUBLE BEDROOM** terraced home located in **CLARENDON PARK**.

This **BAY FRONTED** property benefits from having an **ENTRANCE HALL** and **KITCHEN-DINER**.

The ground floor briefly comprises porch, hall, **TWO RECEPTION ROOMS**, kitchen diner and **DOWNSTAIRS BATHROOM**.

On the first floor there are **THREE BEDROOMS**.

To the rear is a good sized walled courtyard garden with original outbuildings.

Close to Queens Road with all its shops and restaurants, Victoria Park, and Leicester City Centre and Train Station, not to mention University of Leicester and the LRI.

### **PORCH**

Double glazed front door and door into



### **RECEPTION ONE / BEDROOM 4**

**14'9" to bay x 10'6" (4.52 to bay x 3.22)**

Fireplace, coving, radiator, double glazed bay window to front aspect.



### **ENTRANCE HALL**

Coving, tiled floor, radiator, staircase rising to first floor.



### **LOUNGE**

**12'4" x 11'3" (3.77 x 3.44)**

Fireplace, coving, radiator, double glazed window to rear aspect, door into,



**KITCHEN-DINER**  
**15'10" x 8'0" (4.83 x 2.44)**

Fitted units with worktops with tiled splash backs, sink with drainer, built in under stairs cupboard, electric hob and oven, 'Worcester' boiler, plumbing for washing machine, space for fridge freezer, tiled floor, radiator, double glazed door and window to side aspect, door into,

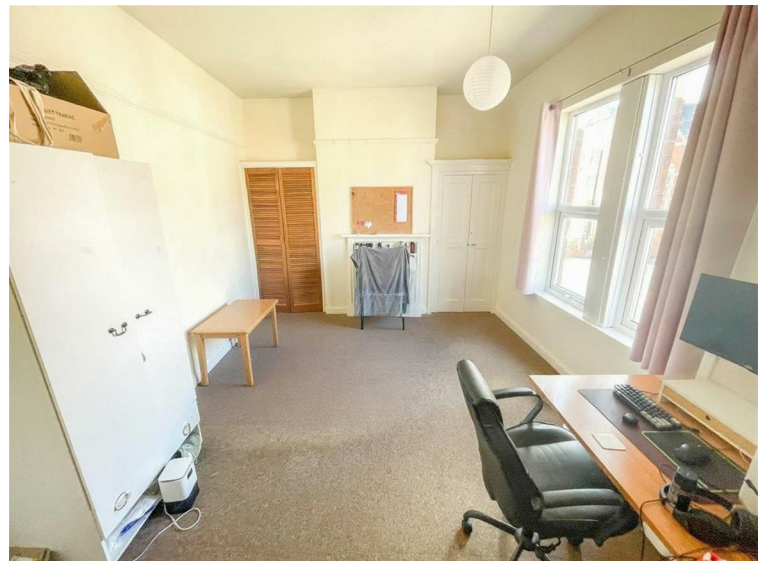


**LANDING**  
Access to loft.



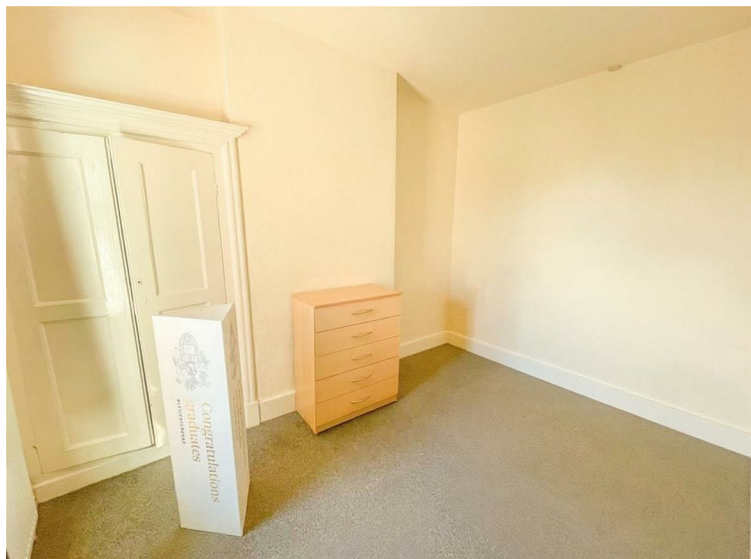
**DOWNSTAIRS BATHROOM**  
**9'1" x 7'9" (2.77 x 2.38)**

Low level W/C, vanity unit, bath with mains shower, heated towel rail, part tiled walls, two double glazed frosted windows to side aspect.



**BEDROOM ONE**  
**15'7" x 11'3" (4.76 x 3.44)**

Built in cupboard, fireplace, radiator, double glazed window to front aspect.



**BEDROOM TWO**

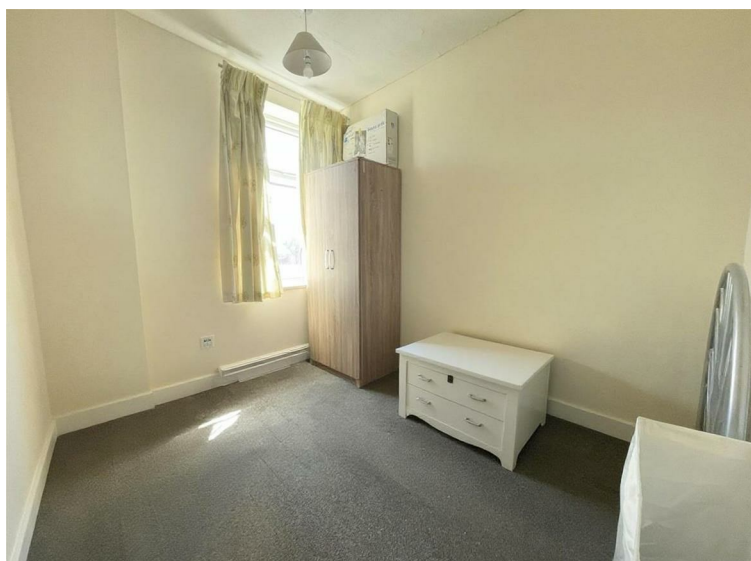
**12'5" x 9'6" (3.80 x 2.92)**

Fitted wardrobe, radiator, double glazed window to rear aspect.



**OUTSIDE**

A good sized paved courtyard garden with flower border, original outbuilding, gate to front aspect.



**BEDROOM THREE**

**9'7" x 8'1" (2.93 x 2.48)**

Radiator, double glazed window 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

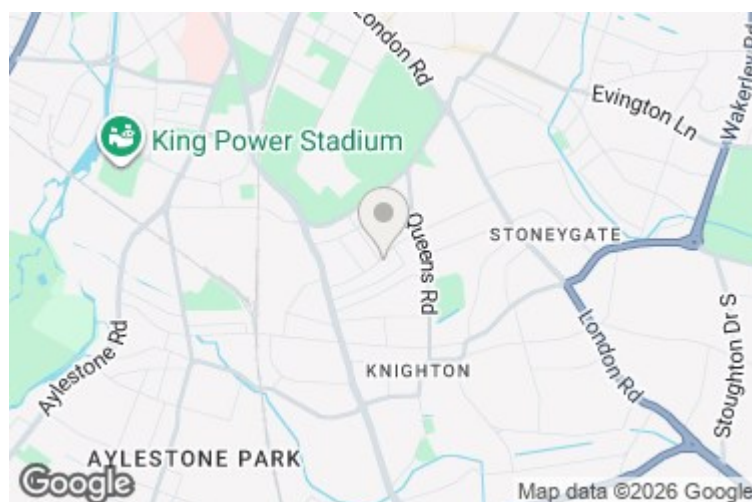


1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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	



# 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

