



£235,000

Howard Road, Clarendon Park, Leicester, LE2 1XP

- Mid Terraced Property
- Entrance Hall
- Fitted Kitchen
- Bathroom
- Freehold / Council Tax A / EPC D
- Clarendon Park
- Two Reception Rooms
- Two Double Bedrooms
- Rear Courtyard Garden
- No Upward Chain



We are pleased to offer a VICTORIAN MID TERRACE situated on the renowned Howard Road in Clarendon Park.

Suitable for a FIRST TIME BUYER OR INVESTOR.

Within easy walking distance to the popular QUEENS ROAD Shopping Parade, Leicester University and Leicester Royal Infirmary The property is currently let until the 26th August 2025 at £1000 per calendar month.

The accommodation comprises of an entrance hall, two reception rooms, fitted kitchen, stairs leading to two double bedrooms and a bathroom with south facing rear Courtyard Garden.

Early Viewing Advised. Offered with NO UPWARD CHAIN. Call BARKERS NOW on 0116 2709394



ENTRANCE HALL

Entrance via a composite door into the hallway with Minton tiled flooring, radiator, under stairs storage and smoke alarm:



RECEPTION ROOM ONE

12'0" x 10'8" (3.68 x 3.27)

Meter cupboard, dado rail, radiator, feature fireplace, double glazed window to front aspect:



RECEPTION ROOM TWO

12'0" x 13'11" (3.67 x 4.25)

Feature fireplace, radiator, stairs to first floor, double glazed window to rear aspect:



KITCHEN

12'10" x 6'10" (3.91m x 2.08m)

Gloss white fitted kitchen with wooden effect worktops over, stainless steel inset sink / drainer. Fitted oven and gas hob with extractor over. Space provided for fridge/freezer and washing machine. Glow Worm Gas Boiler. Double glazed window to side aspect and door to rear garden.

LANDING

Loft access and smoke alarm:



BEDROOM ONE

12'1" x 14'0" (3.69 x 4.29)

Radiator, dado rail and double glazed window to front elevation:



BEDROOM TWO

12'0" x 11'1" (3.68 x 3.38)

Double glazed window rear elevation and radiator:



BATHROOM

12'10" x 6'11" (3.92 x 2.12)

Bath with electric shower over and tiled splash backs, radiator, w/c and pedestal sink. Double glazed window to rear elevation:



Monday to Friday 9am -5.30pm,
Saturday 9am - 4pm,

OUTSIDE

The property benefits from a low maintenance south facing courtyard garden with two outhouses:

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:



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | |
| (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 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 | |



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

