



**Asking Price £220,000**

**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



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



**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.

#### 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,



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	44	
(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	



# 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

