



£239,950

Avenue Road Extension, Clarendon Park, Leicester, LE2 3EH

- Clarendon Park Location
- Ideal Investment / Residential Purchase
- Two Reception Rooms
- Four piece bathroom suite
- EPC D / Council Tax B / Freehold
- Mid Terraced Property
- Let Until 31/07/25 (Generating £19,200 including gas, electric & water)
- Two Bedrooms
- Good Sized Rear Garden
- Early Viewing Advised



We are pleased to offer a WELL PRESENTED MID TERRACED PROPERTY situated within the fashionable Clarendon Park area of Leicester. Providing excellent access to the University, Queens Road shopping parade and the City Centre.

Currently let to THREE SHARERS until 31st July 2025 the property would suit an INVESTOR or HOME MOVER and comprises reception room/bedroom one. OPEN PLAN LOUNGE / KITCHEN area, stairs to TWO DOUBLE BEDROOMS and a bathroom. A GOOD SIZED rear enclosed garden.

EARLY VIEWING ADVISED! Call Barkers on 0116 2709394.



FRONT RECEPTION ROOM
11'0" x 11'6" (3.35m x 3.51m)

Currently set up as a bedroom, access via composite door, meter cupboard, radiator and double glazed window to front aspect:

INNER LOBBY

Under stairs storage cupboard:



REAR RECEPTION ROOM
11'3" x 11'6" (3.43m x 3.51m)

Laminate flooring, ceiling spotlights, radiator, smoke alarm, stairs to first floor, double glazed window to rear aspect:



KITCHEN
11'8" x 6'1" (3.58 x 1.86)

Fitted kitchen with wall and base units, rolled edged worktops, electric oven with induction hob, spotlights, space provided for fridge/freezer, dishwasher and washing machine. Worcester gas boiler, double glazed window to rear aspect and French doors to garden:

LANDING
Smoke alarm:



BEDROOM ONE

11'5" x 13'2" (3.49 x 4.02)

Loft hatch, radiator and double glazed window to front elevation:



BATHROOM

11'8" x 5'2" (3.56 x 1.58)

Fully tiled bathroom with bath and separate shower cubicle with mixer shower. W/C, pedestal basin, radiator and double glazed window to rear elevation:



BEDROOM TWO

11'3" x 10'3" (3.45 x 3.13)

Over stairs storage cupboard, radiator, double glazed window to rear elevation:



GARDEN

The property benefits from a good sized rear garden with patio area leading to established lawn:

DISCLAIMER

Please note the photos used in these particulars are taken prior to the current tenants taking occupation in Summer 2024.

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 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

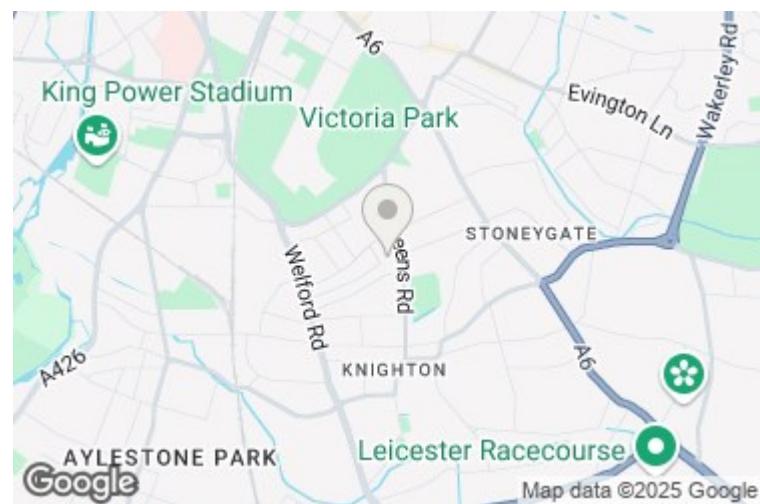
Saturday 9am - 4pm

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	
(81-91) B	66	
(69-80) C		
(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 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

