



## Asking Price £200,000

**St. Leonards Road, Leicester, LE2 3BZ**

- Mid Terraced Property
- Two reception Rooms
- Downstairs W/C
- Courtyard Garden
- No Upper Chain
- Two Bedrooms
- Utility Area
- Bathroom
- EPC Rating E Council Tax Band B
- Freehold



An EXTENDED terraced house with TWO RECEPTIONS, in CLARENDON PARK.

This TWO BEDROOM property benefits from a UTILITY AREA and DOWNSTAIRS W/C.

There is an UPSTAIRS BATHROOM and a COURTYARD GARDEN.

Located in walking distance to QUEENS ROAD with its great selection of coffee shops, restaurants.

Close to Leicester City Centre, Train Station, Victoria Park and University of Leicester.



**RECEPTION ONE**  
**11'11" x 11'3" (3.64 x 3.45)**

Double glazed front door, gas fire, meter cupboard, coving, plate rail, radiator, double glazed window to front aspect.



**RECEPTION TWO**  
**12'4" x 11'4" (3.77 x 3.46)**

Under stairs cupboard, picture rail, radiator, double glazed window to rear aspect.



**KITCHEN**  
**11'5" x 6'0" (3.49 x 1.83)**

Fitted units with worktops and tiled splash backs, boiler, sink with drainer, gas point, radiator, double glazed window and door to side aspect.

PLEASE NOTE THE BOILER HAS FAILED A GAS SAFETY CERTIFICATE AND REQUIRES REPLACEMENT



**OTHER ASPECT**



**BEDROOM ONE**

**12'0" x 11'3" (3.66 x 3.44)**

Fitted wardrobes, radiator, double glazed window to front aspect.



**UTILITY AREA**

**5'0" x 4'0" (1.54 x 1.24)**

Plumbing for washing machine, space for fridge freezer, double glazed window to side aspect.

**DOWNSTAIRS W/C**

**4'9" x 2'9" (1.46 x 0.84)**

Low level W/C, frosted double glazed window to side aspect.

**LANDING**

Radiator.



**BEDROOM TWO**

**12'5" x 8'6" (3.81 x 2.60)**

Built in cupboard with loft access, radiator, double glazed window to rear aspect.



#### BATHROOM

**10'11" x 6'0" (3.35 x 1.83)**

Bath with mains shower, pedestal wash hand basin, low level W/C, built in cupboard housing water tank, part tiled wall, frosted double glazed window to rear aspect.



#### 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

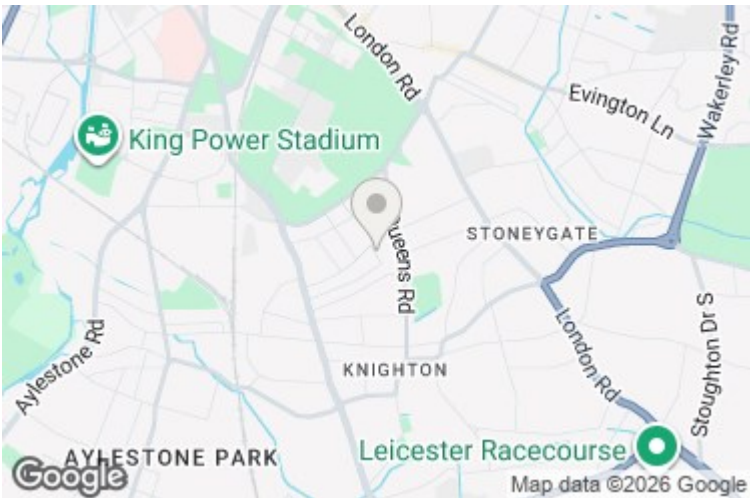
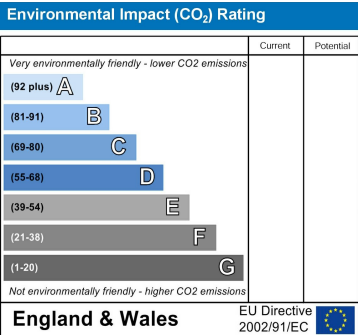
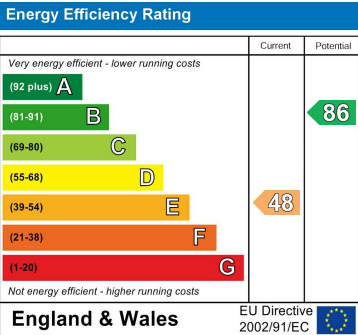
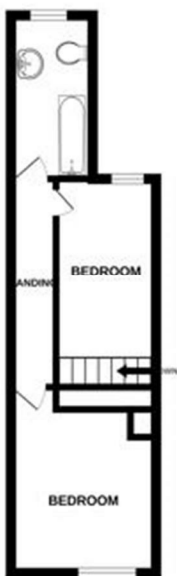
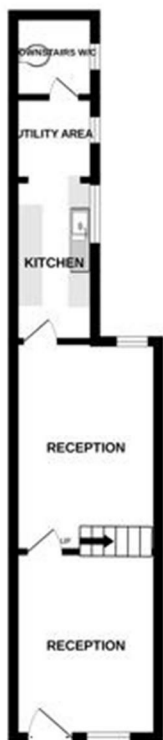


#### OUTSIDE

Paved courtyard garden, outbuilding, water tap , 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



# 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

