



## Asking Price £220,000

Howard Road, Leicester, LE2 1XP

- Extended Terraced House
- Two Reception Rooms
- Bathroom
- Freehold
- EPC Rating D
- Two Double Bedrooms
- Kitchen & utility
- Courtyard Garden
- No Upper Chain
- Council Tax Band B



An extended TWO DOUBLE BEDROOM terraced house with SEPERATE HALLWAY located in CLARENDON PARK.

The property briefly comprises entrance hallway two receptions, kitchen and utility to the ground floor, upstairs there are two double bedrooms and a bathroom.

Offered for sale WITH NO UPPER CHJAN this is a great opportunity to purchase a spacious house located close to Queens Road with its popular restaurants, cafes, and boutique shops and near to Victoria Park, Leicester train station and the universities and hospitals.

#### **ENTRANCE HALLWAY**

Front door, Minton flooring, coving, understairs cupboard.



#### **RECEPTION TWO**

**13'10" x 11'11" (4.23 x 3.64)**

Gas fireplace, door with staircase rising to the first floor, radiator, double glazed window to rear aspect, step up into kitchen,



#### **RECEPTION ONE**

**12'1" x 10'7" (3.69 x 3.25)**

Gas fireplace, meter cupboard, coving, radiator, double glazed window to front aspect.



#### **KITCHEN**

**13'1" x 6'11" (3.99 x 2.12)**

Fitted units with worktops and tiled splash backs, 4 ring gas cooker with oven and extractor, sink with drainer, plumbing for washing machine, space for fridge freezer, boiler attached to wall, radiator, tiled floor, double glazed window to side aspect, step up leading into,

#### **INNER HALLWAY**

Tiled floor, door to side aspect leading into garden.



**UTILITY ROOM**

**7'7" x 6'9" (2.33 x 2.08)**

Radiator, tiled floor, double glazed window to side aspect.

**LANDING**

Access to loft.



**BEDROOM TWO**

**11'11" x 10'11" (3.64 x 3.33)**

Radiator, double glazed window to rear aspect.



**BEDROOM ONE**

**13'10" x 12'1" (4.22 x 3.70)**

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



**BATHROOM**

**12'11" x 6'11" (3.96 x 2.13)**

Bath, pedestal wash hand basin, low level W/C, corner shower cubicle with electric shower, radiator, frosted double glazed window to rear aspect.



### OUTSIDE

Fair sized courtyard garden with patio area and raised flower border along one side, gate to side 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.

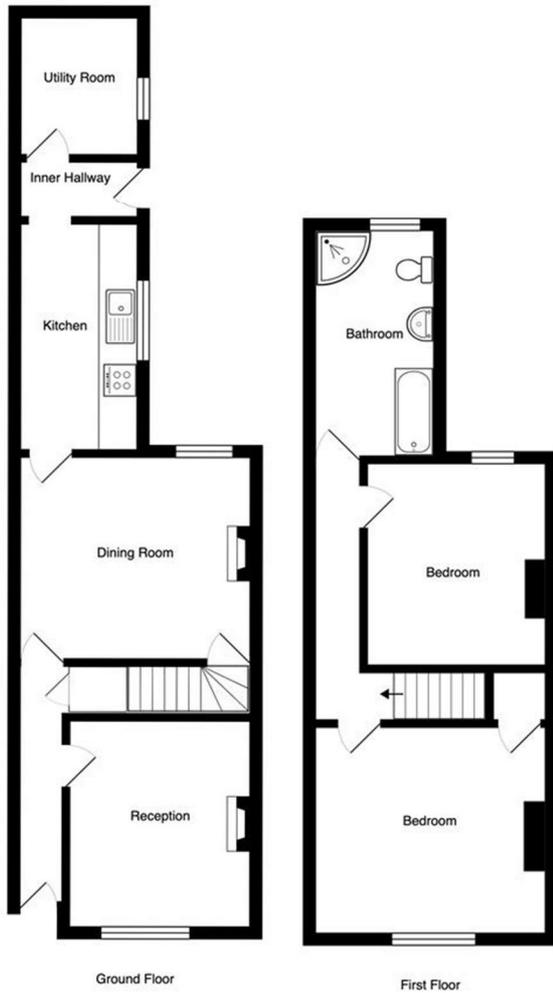
### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



Total Area: 96.3 m<sup>2</sup> ... 1037 ft<sup>2</sup>

All measurements and illustrations are approximate and may not be drawn to scale.  
 This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.  
 The vendor, agency and supplier will accept no liability for its accuracy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(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

