



Guide Price £200,000

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

- Period Terrace Property
- Extended Fitted Kitchen
- Bathroom Suite & Shower
- DG, GCH & EPC D
- Ideal FTB or Investment
- Two Reception Rooms
- Three Bedrooms
- Attractive Rear Garden
- Some Cosmetic Upgrade Required
- No Upward Chain



AN ATTRACTIVE & EXTENDED THREE BED TERRACED PROPERTY OFFERING POTENTIAL TO ADD VALUE Superbly situated within the highly regarded & fashionable city suburb of Clarendon Park, being well served for Queens Road shopping parade, Leicester University & the City Centre. The property offers scope for further cosmetic improvements in order to provide a comfortable starter home or Investment Opportunity that briefly comprises, two reception rooms for living/ dining, extended fitted kitchen with integrated oven & hob, three bedrooms, modern ground floor bathroom suite with shower & pretty lawned rear garden.

GCH, DG & EPC D

EARLY VIEWING HIGHLY RECOMMENDED & VIRTUAL VIEWING AVAILABLE | NO UPWARD CHAIN



RECEPTION ROOM TWO
11'0" x 10'3" (3.35 x 3.12)

Having feature fireplace with marble inset and wood surround, tv point, floor to ceiling original cupboards fitted to recess, radiator, double glazed French door to rear elevation and stairs to first floor:



RECEPTION ROOM ONE
11'4" x 10'6" (3.45 x 3.20)

Having feature fireplace with marble effect inset and wood surround, coving and rose to ceiling, meter cupboard, radiator and double glazed window to front elevation:



EXTENDED FITTED KITCHEN
14'9" x 5'3" (4.50 x 1.60)

Fitted with a range of maple, base & drawer units, finished with granite effect work surfaces over & stainless steel sink unit. Having integrated electric oven, four ring halogen hob with brushed chrome extractor chimney over finished with decorative mosaic tiled surround, ceramic tiled flooring, wall mounted 'Valliant' combi boiler, spots to ceiling & double glazed window & door to side elevation:



GROUND FLOOR BATHROOM SUITE

9'4" x 5'4" (2.84 x 1.63)

Fitted with a modern white three piece suite comprising panelled bath with chrome shower over, shower screen, pedestal wash hand basin and low level wc, decorative limestone tiled surround with mosaic border, ceramic tiled flooring, spots to ceiling, wall mounted heated towel rail and opaque double glazed window to rear elevation:

FIRST FLOOR LANDING

Spots to ceiling & loft access:



BEDROOM ONE

1'1" x 10'7" (0.33 x 3.23)

Coving to ceiling, radiator and double glazed window to front elevation:



BEDROOM TWO

11'11" x 7'2" (3.63 x 2.18)

Over stairs storage cupboard with hanging rail, radiator and double glazed window to rear elevation:



BEDROOM THREE

8'9" x 5'6" (2.67 x 1.68)

Radiator and double glazed window to rear elevation:



OUTSIDE

An attractive deep set rear garden mainly laid to lawn with paved sun area, handy secure metal shed newly fenced boundaries and side gated entrance via No 263 to entryway:

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.

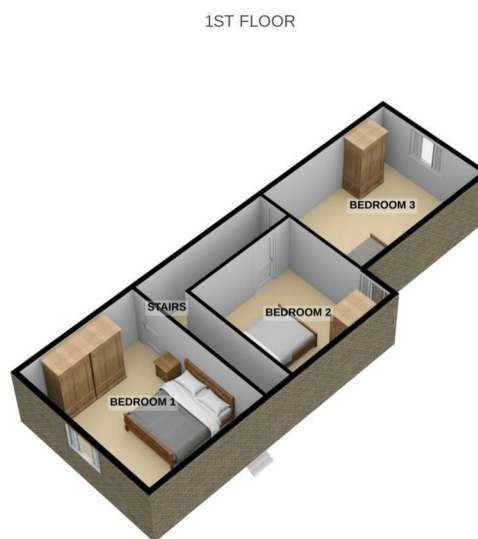
VIEWING TIMES

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			84
(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 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	



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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

