



Offers Over £175,000

Edward Road, Clarendon Park, Leicester, LE2 1TF

- Three Storey Terraced Property
- Streamlined Fitted Kitchen
- Two Double Bedrooms
- Pt DG, GCH, EPC E
- Ideal Starter Home or Investment
- Open Plan Lounge/Diner
- Ground Floor Bathroom
- Study Room/Home Office
- Courtyard Garden
- Early Viewing Recommended



AN ATTRACTIVE, WELL PRESENTED TWO BED PERIOD TERRACED PROPERTY WITH LOFT CONVERSION Superbly situated in the sought after city suburb of Clarendon Park, being well served for the University of Leicester, the City Centre and the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This well proportioned living accommodation would provide a very comfortable STARTER HOME or INVESTMENT OPPORTUNITY and briefly comprises, open plan lounge/diner, streamlined fitted kitchen, first floor double bedroom, study room/home office and loft conversion providing further double bedroom and ground floor bathroom suite with shower. GCH, P/t DG, EPC E and pretty low maintenance rear courtyard garden. EARLY VIEWING HIGHLY RECOMMENDED | VIRTUAL VIEWING VIDEO AVAILABLE

ENTRANCE HALLWAY

With stairs leading to upper floors:



OPEN PLAN LIVING/DINING AREA

23'4" x 9'10" (7.11 x 3.00)

Open plan through lounge/diner featuring wrought iron period fireplace with original wood surround, recessed brick chimney breast, spots to ceiling, radiators, original sash windows to front & rear elevations:



FITTED KITCHEN

11'10" x 4'10" (3.61 x 1.47)

Streamlined fitted kitchen comprising a range of maple oak base, drawer & wall units, with marble effect granite work surfaces over with single sink unit & decorative part tiled surround. Integrated single oven, four ring gas hob & extractor canopy, space provided for fridge & plumbing for washing machine. Having wall mounted combi boiler, ceramic tiled flooring, single glazed window & rear door leading off to courtyard garden:



BATHROOM SUITE & SHOWER

8'9" x 6'1" (2.67 x 1.85)

Modern white bathroom suite comprising panelled bath with shower over, pedestal wash hand basin & low level wc, fully tiled surround, radiator and opaque single glazed window to side elevation:

FIRST FLOOR

Split level landing with access to bedroom one & study, stairs to second floor and window to front elevation:



BEDROOM ONE
12'4" x 9'0" (3.76 x 2.74)

Wash hand basin fitted to recess, double glazed French doors, radiator and window to rear elevation:



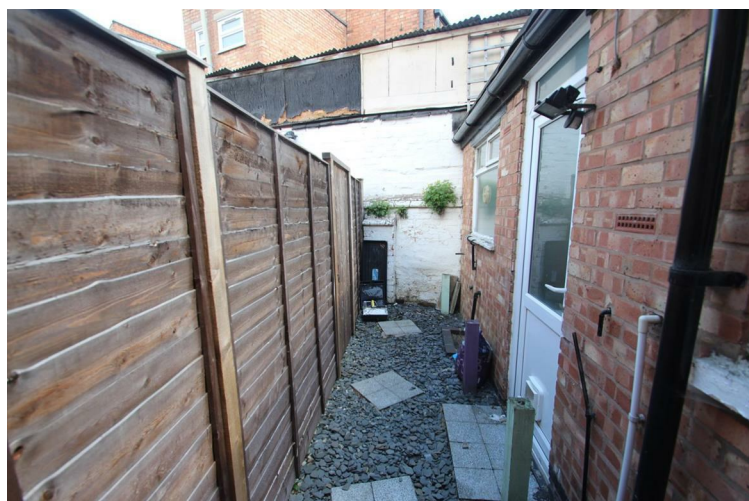
BEDROOM TWO
10'6" x 8'3" (3.20 x 2.51)

Contemporary styled wash hand basin, radiator and Velux windows to rear elevation:



STUDY / HOME OFFICE
8'6" x 4'9" (2.59 x 1.45)

Cast iron feature fireplace with wood surround, radiator and original sash windows to front elevation:



OUTSIDE

The property benefits from a pretty landscaped courtyard garden featuring low maintenance shale / paved pathway for outside entertainment:

SECOND FLOOR

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.

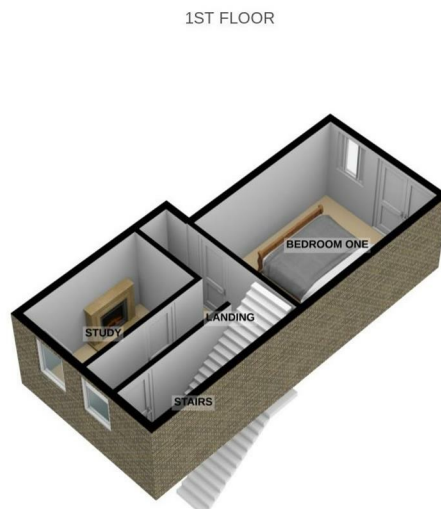
Hours of Business:

Monday to Friday 9am - 5.30pm

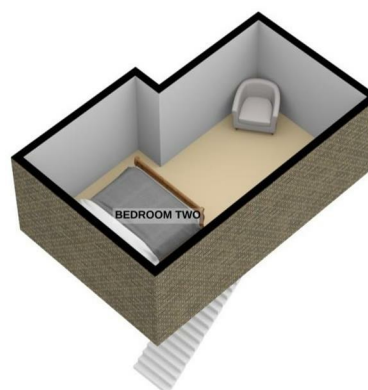
Saturday 9am - 4pm



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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		39	
(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	



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

