



£425,000

West Avenue, Clarendon Park, Leicester, LE2 1TR

- Substantial Victorian Villa
- Two Open Plan Reception Rooms
- Utility Room & WC
- Bathroom with Shower & En-Suite
- Landscaped Courtyard Garden
- Tiled Entrance Hallway
- Extended Fitted Kitchen / Diner
- Five Family Bedrooms
- SG, GCH, EPC D & Freehold
- Highly Recommended



A DELIGHTFULLY APPOINTED & EXTENDED FIVE BED VICTORIAN END VILLA, located within the sought after city suburb of Clarendon Park and being well served for Leicester University, the City Centre, Leicester Train Station and the fashionable Queens Road shopping parade with its array of bars, bistros & boutiques. The stylish open plan living accommodation offers contemporary versatile living, blended with original features such as stain glass windows, ceiling coving and fireplaces whilst briefly comprising storm porch, entrance hallway, two spacious reception rooms, downstairs cloakroom, extended dining kitchen and separate utility room. From the first floor split level landing there are three bedrooms, bathroom with shower and separate wc, with stairs off to the second floor landing offering two further bedrooms with Jack & Jill shower room. Outside there is a front forecourt garden bursting with wild flower and to the rear is a pretty private landscaped walled garden. **EARLY VIEWING IS HIGHLY RECOMMENDED**

PORCH

Having wall mounted alarm system and stained glass door through to:

ENTRANCE HALLWAY

Featuring decorative dado rail, coving and spots to ceiling, tiled flooring and stairs to first floor:

DOWNSTAIRS WC

Having low level wc, wash hand basin, ceramic tiled flooring, cupboard housing meters and consumer unit, sash window to side elevation:



FRONT RECEPTION ROOM

16'51 x 12'11 (4.88m x 3.94m)

Comprising exposed brick feature inset multi fuel burning stove and period wood surround, low level units fitted to recess, picture rails, ceiling coving, radiator, secondary glazed sash bay window to the front aspect and open plan to reception two via oak bi-folding doors:



REAR RECEPTION ROOM

13'41 x 12'14 (3.96m x 3.66m)

Featuring triple wooden doors through to front reception room, low level units fitted to chimney breast, picture rails, ceiling coving, radiator and double French doors leading to rear garden:

UTILITY AREA

12'55 x 9'98 (3.66m x 2.74m)

Fitted with wall and base units with inset Belfast sink, having space and plumbing for washing machine, wall mounted 'Valliant' combi boiler, spots to ceiling, radiator, tiled flooring and secondary glazed sash window to the side aspect:



FITTED KITCHEN DINER

18'67 x 9'72 (5.49m x 2.74m)

Fitted kitchen comprising a matching range of white base, drawer and wall units with solid hard wood work surfaces, matching breakfast bar, having integrated fridge, freezer, dishwasher, electric double oven, gas hob with extractor canopy over, one and half sink with drainer, part tiled splashbacks, spots to ceiling, radiators, tiled flooring, secondary glazed sash window to the side aspect, double glazed Velux windows and triple doors leading to rear patio:

FIRST FLOOR LANDING

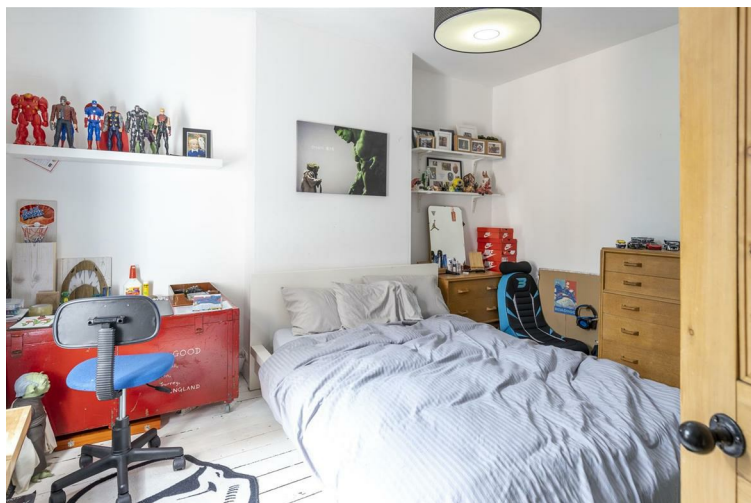
Turned staircase having loft access, sash window to side elevation, radiators, under stair store cupboard and stairs to second floor:



BEDROOM ONE

17'33 x 15'84 (5.18m x 4.57m)

Comprising cast iron decorative feature fireplace, with wooden surround & tiled hearth, picture rails, book casing to recess wood effect flooring and secondary glazed sash bay window to the front elevation:



BEDROOM TWO

13'52 x 11'51 (3.96m x 3.35m)

With fitted wardrobes, radiator and secondary glazed sash window to the rear elevation:

BEDROOM FIVE

9'92 x 9'03 (2.74m x 2.82m)

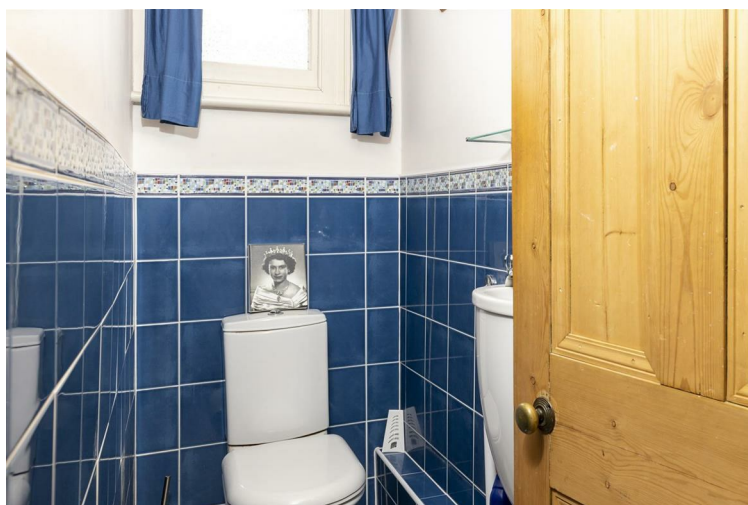
With radiator and secondary glazed sash window to the rear elevation:



BATHROOM

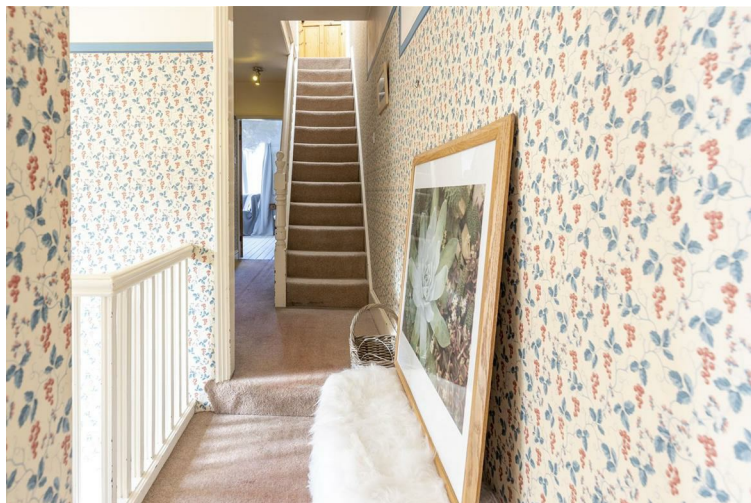
7'62 x 7'12 (2.13m x 2.13m)

Fitted with a three piece suite comprising, corner bath with mixer tap, walk in double shower cubicle with chrome shower, pedestal wash hand basin, chrome heated towel rail, extractor fan, part tiled surround, vinyl flooring and secondary glazed sash window to the side elevation:



SEPARATE WC

Fitted with low level wc, wash hand basin and window to the side elevation:



SECOND FLOOR



BEDROOM THREE

16'35 x 13'75 (4.88m x 3.96m)

Having fitted wardrobes and store cupboards, radiator, double glazed window to the front elevation and door through to en'suite Jack and Jill shower room:



BEDROOM FOUR

11'42 x 7'65 (3.35m x 2.13m)

With radiator, double glazed Velux window and door through to en'suite Jack and Jill shower room:



EN-SUITE SHOWER ROOM

7'07 x 5'48 (2.31m x 1.52m)

Fitted with a three piece suite comprising walk in shower cubicle with electric shower, low level wc, and wash hand basin fitted to vanity unit, part tiled surround radiator, vinyl flooring and double glazed Velux window:



OUTSIDE

To the front of the property is a well established gated garden. To the rear is a walled courtyard garden with Mediterranean styled al-fresco dining area. Having handy side gated access with brick boundaries.



PROPERTY INFORMATION

The property is fitted with 'Photo-voltaic Solar Panels' which generates electricity from daylight, which helps save money on electricity bills.

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.

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 5pm,

Sunday - 10am - 2pm.

MORTGAGES

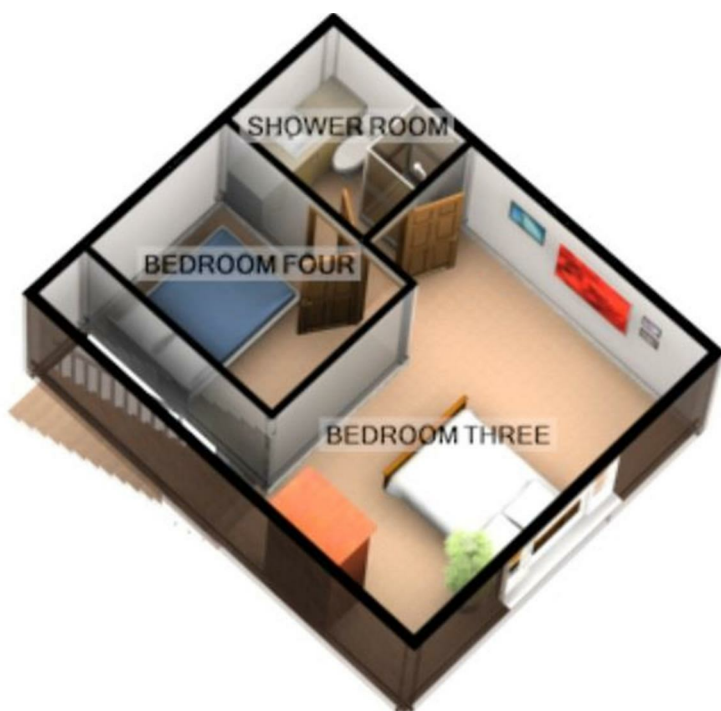
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. They are able to provide totally independent advice for your mortgage needs. Please ask if you require further information.

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DRAFT DETAILS AWAITING VENDORS APPROVAL





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	82
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		
	57	80
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

