



Asking Price £270,000

Thurlow Road, Clarendon Park, Leicester, LE2 1YE

- Bay Fronted Terraced Property
- Two Reception Rooms
- Three Bedrooms
- Walled Courtyard Garden
- Highly Recommended
- Tiled Entrance Hallway
- Streamlined Fitted Kitchen / Diner
- Bathroom Suite & Shower
- Investment or Residential
- EPC D & Chain Free



A DELIGHTFULLY APPOINTED & GENEROUS SIZED BAY FRONTED TERRACED PROPERTY superbly situated within the highly regarded city suburb of Clarendon Park, being well served for Leicester University, the City Centre & the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This well presented and spacious living accommodation would provide a very comfortable family home or Investment Opportunity and briefly comprises, black & white tiled entrance hallway, streamlined fitted kitchen / diner, two reception rooms, three bedrooms and bathroom suite with shower, GCH, DG, EPC D and walled courtyard garden. EARLY VIEWING HIGHLY RECOMMENDED.

NO UPWARD CHAIN.



PROPERTY INFORMATION

The property has been let each academic year to four students since 20/8/14 when Article 4 was introduced

Valid Gas Safety Certificate

Valid Electric Certificate

The property is offered fully furnished £price on application:



ENTRANCE HALLWAY

Inner porch, black & white tiled hallway, radiator, period coving, picture rails, architrave and stairs leading to first floor:



BEDROOM FOUR / RECEPTION ONE

14'86 (into bay) x 10'2 (4.27m (into bay) x 3.10m)

Currently being used as a bedroom and comprising exposed brick feature fireplace, original coving to ceiling, pine meter cupboard, wood style flooring, radiator and mock sash double glazed window to front elevation:

STUD WALL

Having the option for open plan living, as there is currently a stud wall with RSJ support in situ:



RECEPTION TWO / LIVING ROOM
13,2 x 11'09 (3.96m,0.61m x 3.58m)

Featuring stained glass window to kitchen, ceiling coving, picture rails, wood style flooring, radiator, under stair recess and window to rear elevation:



FIRST FLOOR LANDING

Having radiator, glazed loft access:



STREAMLINED FITTED KITCHEN / DINER
15'66 x 8'27 (4.57m x 2.44m)

Fitted with a matching range of gloss white base, wall & drawer units with grey work surface over, incorporating stainless steel sink unit & drainer and tiled splashbacks. Having integrated single electric oven, four ring gas hob with extractor chimney over, space for under counter fridge & upright fridge/freezer, wall mounted 'Baxi' combi boiler (with valid gas safety certificate), radiator, tiled flooring, double glazed windows to side elevation and door to garden:

PANTRY

Fitted with window to side, shelving, plumbing for washing machine and power for appliance:



BEDROOM ONE

14'96 (into bay) x 14'9 (4.27m (into bay) x 4.50m)

Featuring decorative cast iron fireplace, radiator and mock sash double glazed window to front elevation:



BEDROOM TWO
13'23 x 9'73 (3.96m x 2.74m)

Wood style flooring, radiator and double glazed window to rear elevation:



BATHROOM SUITE
6'02 x 4'75 (1.88m x 1.22m)

Fitted with a three piece suite comprising, panelled bath with electric 'Triton' shower over, wash hand basin fitted to vanity unit, low level wc, decorative tiled surround and double glazed opaque window to side elevation:



BEDROOM THREE
9'17 x 8'37 (2.74m x 2.44m)

Wood style flooring, radiator and double glazed window to rear elevation:



OUTSIDE

The rear extends to a walled low maintenance courtyard garden, retaining two original outbuildings and side gated entryway leading to front forecourt garden:



FIXTURES & FITTINGS

The property is offered fully furnished £POA:

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

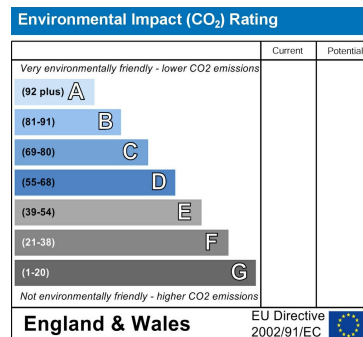
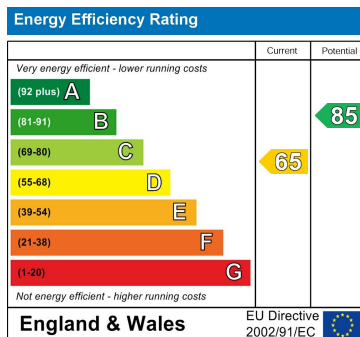
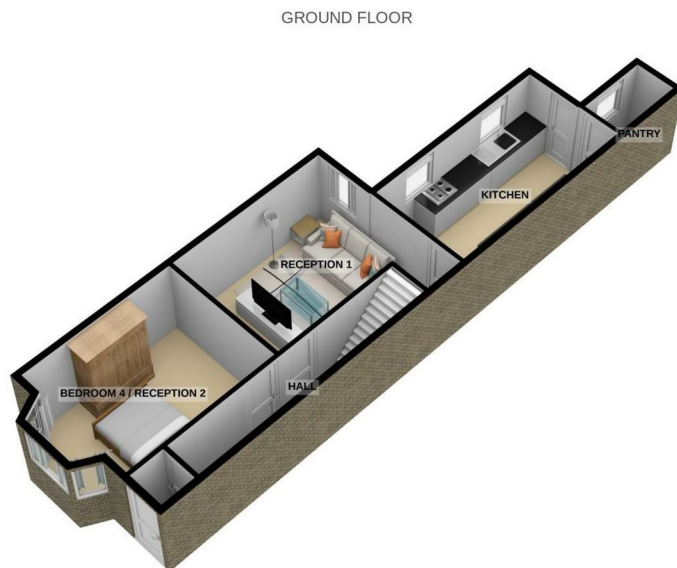
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

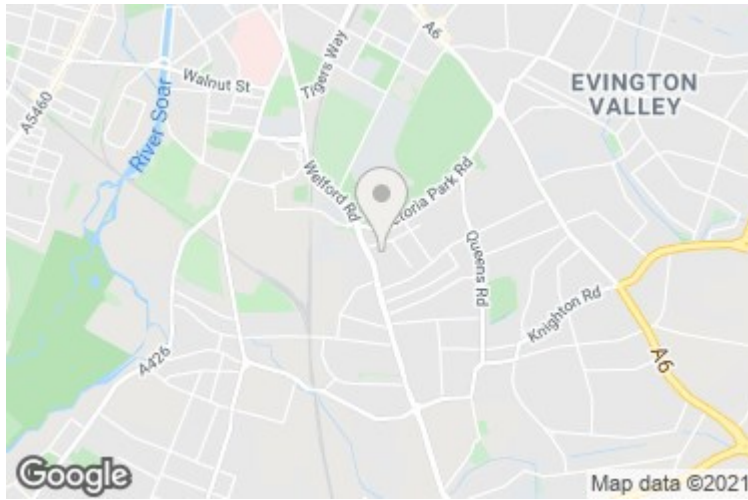
MORTGAGES

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





Barkers

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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

