



£197,500

Lytton Road, Clarendon Park, Leicester, LE2 3BX

- Clarendon Park Location
- Two Reception Rooms
- Outside Utility Room
- Fitted Bathroom
- GCH, DG & EPC D
- Mid Terraced Property
- Modern Kitchen
- Two Double Bedrooms
- Courtyard Garden
- No Upward Chain



BARKERS ESTATE AGENTS are pleased to offer a mid terraced property superbly situated within the fashionable city suburb of Clarendon Park, being well served for Leicester University, the city centre & the Queens Road shopping parade, with its array of specialist shops, bars & bistros. The property briefly comprises, two reception rooms, fitted kitchen, outside utility room, two double bedrooms and bathroom suite with shower, GCH, DG, EPC D & low maintenance rear courtyard garden. Offered with NO UPWARD CHAIN. EARLY VIEWING IS HIGHLY RECOMMENDED.



FRONT RECEPTION ROOM
12'1" x 10'9" (3.70 x 3.30)

Accessed via UPVC composite front door, coving, original meter cupboard, radiator and double glazed window to front aspect:



REAR RECEPTION ROOM
12'5" x 10'9" (3.80 x 3.29)

Under stairs storage cupboard, ceiling rose, radiator, smoke alarm and double glazed window to rear aspect:

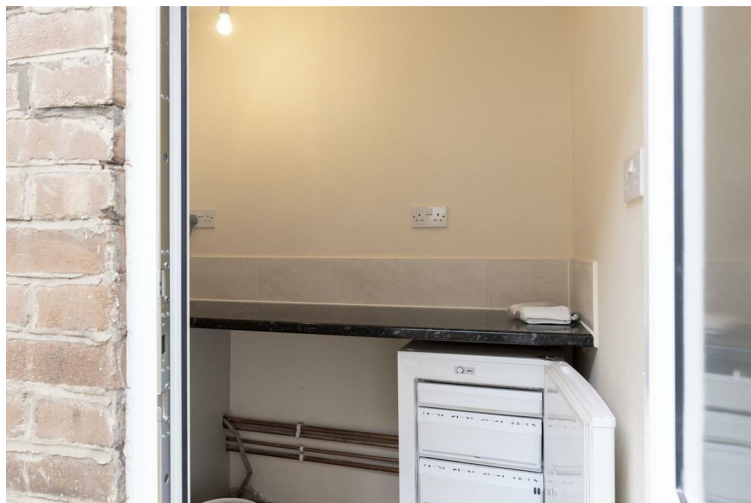


MODERN FITTED KITCHEN
11'0" x 5'10" (3.36 x 1.80)

Modern fitted grey kitchen with coordinating worktops, part tiled walls and splash backs, electric oven/hob and extractor fan. Two double glazed windows to side aspect and back door leading to rear garden:



ASPECT TWO



OUTSIDE UTILITY

The property benefits from a useful outside utility with wall mounted combi boiler, space provided for under counter fridge/freezer and plumbing for a washing machine:

LANDING

Smoke alarm:



BEDROOM ONE

12'2" x 8'0" (3.71 x 2.44)

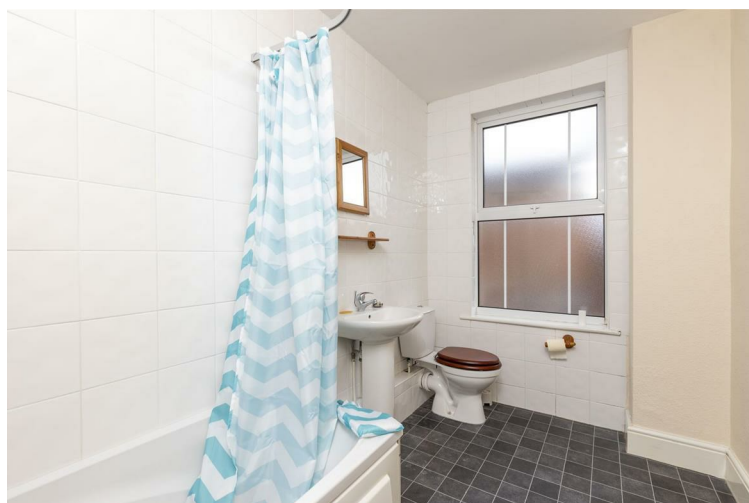
Radiator, two fitted wardrobes and double glazed window to front elevation:



BEDROOM TWO

12'5" x 8'0" (3.79 x 2.44)

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



BATHROOM

11'5" x 5'11" (3.48 x 1.81)

Fitted bathroom suite with fitted w/c, pedestal wash hand basin, bath with tiled splash backs and electric shower. Radiator and double glazed window to rear elevation:

OUTSIDE

The property has a low maintenance rear courtyard garden:

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.

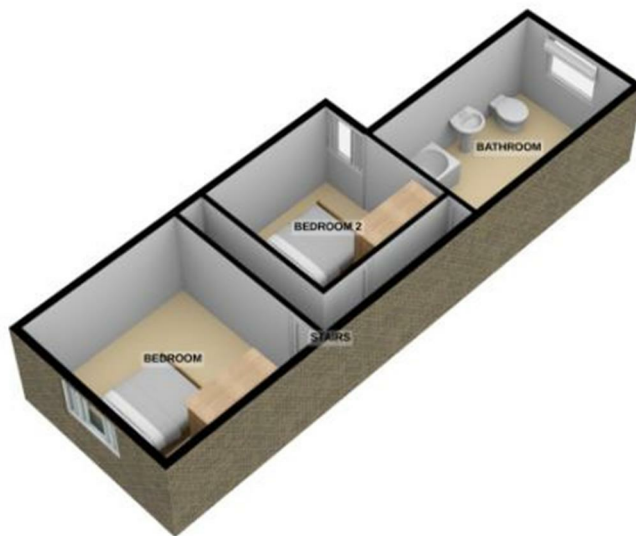
Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

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.

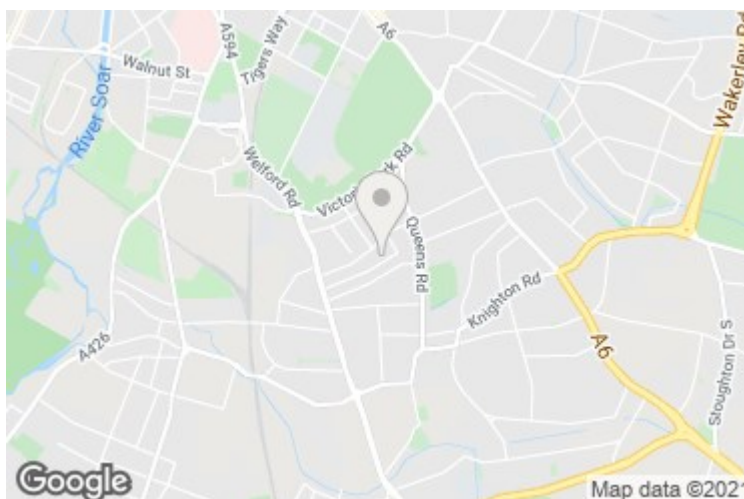
VIEWING TIMES

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			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(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			85
(81-91) B			
(69-80) C		66	
(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

