

Guide Price £210,000 to £220,000

Queens Road, Clarendon Park, Leicester, LE2 3FN

- Refurbished Town House
- Modern Fitted Kitchen
- Family Bathroom & Ensuite
- Rear Lawned Garden
- Viewing Video Available
- Close to Clarendon Park
- Three Bedrooms
- Driveway With Parking
- GCH, DG & EPC C
- No Upward Chain



GUIDE PRICE £210,000 to £220,000 | A DELIGHTFULLY REFURBISHED THREE BED TOWN HOUSE WITH PARKING superbly situated within the sought after city suburb of Clarendon Park bordering Knighton, being well served for Leicester University, the City Centre & the vibrant Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This light & airy contemporary living accommodation has been FULLY REFURBISHED THROUGHOUT providing a very comfortable starter home for a young family or Buy to Let Investment Opportunity and briefly comprises of NEWLY FITTED KITCHEN, inner hall way, ground floor w/c, large lounge/dining room. To the first floor there three bedrooms (master en-suite shower) and a family bathroom.

The property benefits from a attractive lawned rear garden & off road parking for one car to the front. Internal Viewing Is Highly Recommended. AVAILABLE WITH NO UPWARD CHAIN | VIRTUAL VIDEO AVAILABLE



GROUND FLOOR W/C

4'2" x 3'3", 1.28 x 1.57)

Tiled flooring and part tiled walls, wash hand basin with storage below, heated towel rail and extractor:



KITCHEN

7'10" x 9'0" (2.41 x 2.75)

Accessed via upvc front door, newly fitted kitchen with grey units and coordinating worktops, tiled splash backs, stainless steel sink/drainer, integrated electric oven and hob with extractor fan over, space is provided for washing machine, dishwasher and fridge/freezer, smoke alarm, radiator, laminate flooring and double glazed window to front aspect:

INNER LOBBY

Luxury vinyl tiled flooring, under stairs storage housing utilities and radiator:



LOUNGE

20'9" x 9'1" (6.34 x 2.77)

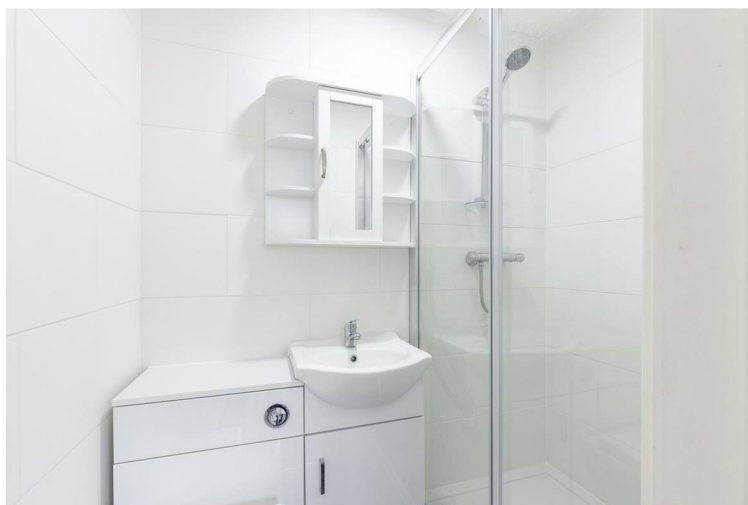
Luxury vinyl tiled flooring, radiator and spotlights. Newly fitted french doors and side opening windows leading to rear garden:



ASPECT TWO

LANDING

Overhead storage, radiator, smoke alarm and sky light:



EN SUITE

3'10" x 5'9" (1.17 x 1.77)

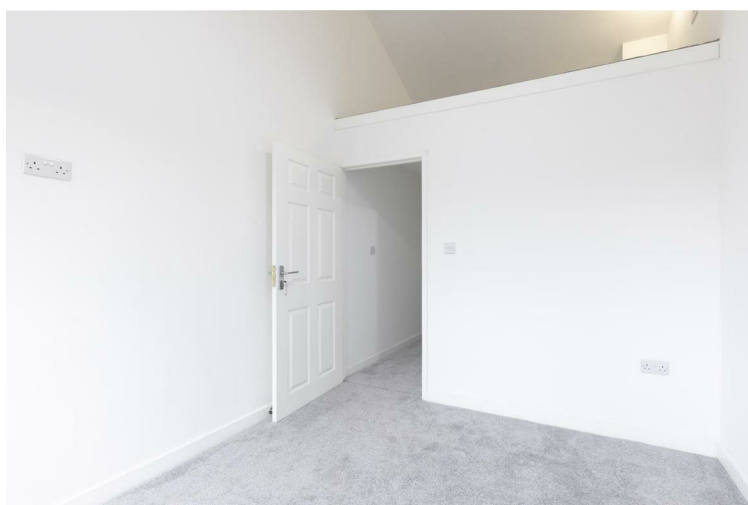
Fully tiled flooring and walls, low level integrated w/c and sink with storage below, vanity unit. Single shower cubicle with mixer shower and extractor fan:



BEDROOM ONE

9'8" x 9'0" (2.95 x 2.76)

Radiator, double glazed window to front elevation and galleried area for additional storage:



BEDROOM TWO

10'4" x 6'6",252'7" (3.15 x 2,77)

Radiator, double glazed window to rear elevation and galleried area for additional storage:



ASPECT TWO

BEDROOM THREE

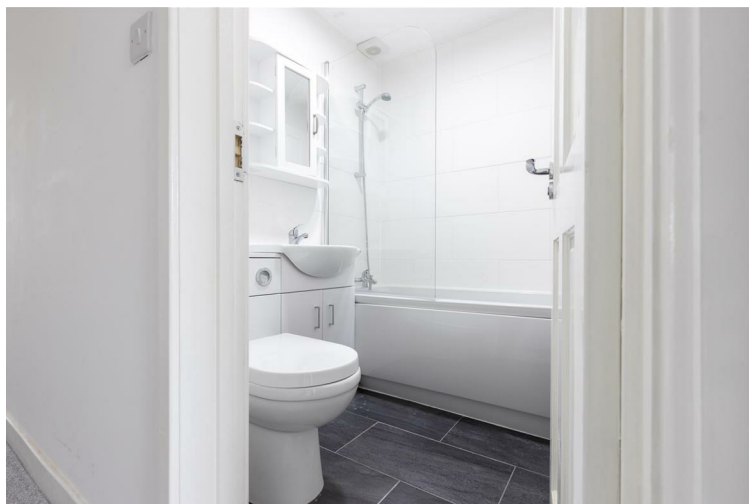
9'1" x 4'9" (2.78 x 1.47)

Ideal study room, radiator, cupboard housing newly fitted 'Baxi' boiler and sky light:



REAR GARDEN

Attractive deepset rear garden, comprising patio, lawn area, decking and useful shed:



FAMILY BATHROOM

4'10" x 5'7" (1.49 x 1.72)

Fully tiled flooring and walls, low level integrated w/c and sink with storage below, towel rail, vanity unit. Bath with mixer shower and extractor fan:



FRONT DRIVEWAY

Private frontage providing handy off road parking & storm porch / canopy:

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.

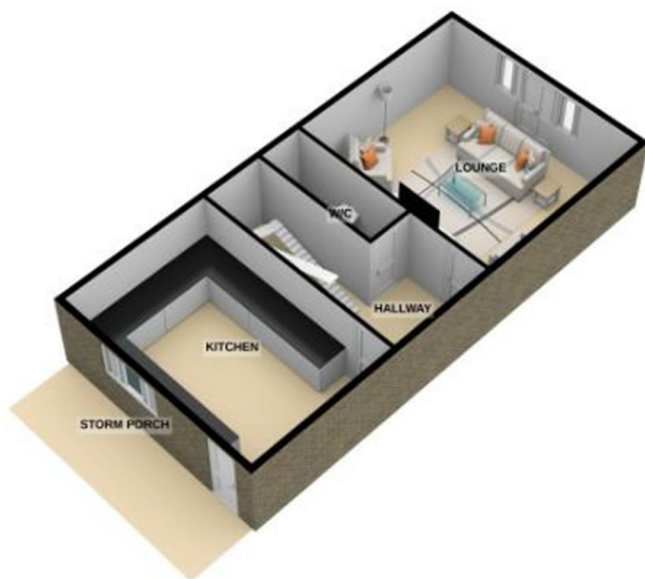
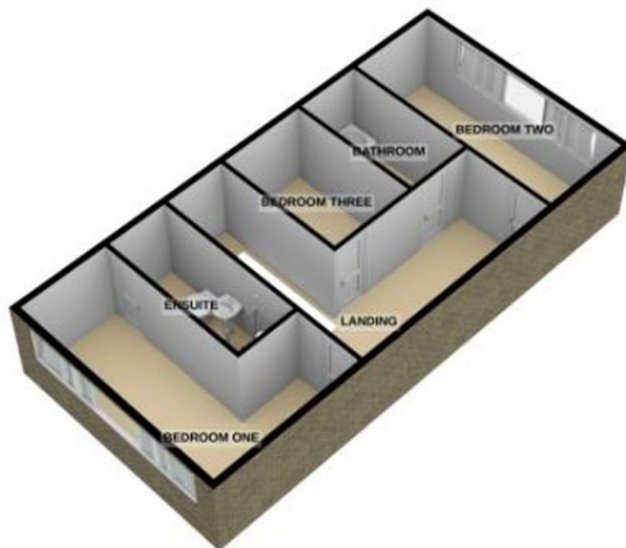
VIEWING TIMES

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			82
(81-91) B		69	
(69-80) C			
(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			82
(81-91) B		68	
(69-80) C			
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Not environmentally friendly - higher CO ₂ emissions			
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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

