



Guide Price: £200,000 to £210,000

Bloomfield Road, Knighton Fields, Leicester, LE2 6LD

- Semi Detached Property
- Two Reception Rooms
- Three Bedrooms
- Deepset Rear Gardens
- Driveway with Car Standing
- Fitted Kitchen
- Sun Room
- Bathroom Suite & Shower
- GCH, DG, EPC D, C/Tax A & Freehold
- No Upward Chain



GUIDE PRICE £200,000 to £210,000

A THREE BED SEMI DETACHED PROPERTY situated within the popular city suburb of Aylestone, being well served for De Montfort University, Leicester University, LRI & an array of local amenities are available on the doorstep. The property offers flexible living accommodation, requires a COSMETIC UPGRADE in order to provide an ideal Investment Opportunity or Family Home that briefly comprises, entrance hall, fitted kitchen, two reception rooms, sun room, d/s WC, three bedrooms, bathroom suite, deepset rear gardens offering potential to extend & driveway with car standing. **EARLY VIEWING RECOMMENDED | AVAILABLE CHAIN FREE**



ENTRANCE HALLWAY

With staircase to first floor, cloak room housing electrics, under stair cupboard, door to garden and leading to:



FITTED KITCHEN

7'05 x 6'11 (2.26m x 2.11m)

Comprising a matching range of base and wall units with works surfaces over, stainless steel sink unit and tiled splash backs. Having wall mounted Ariston boiler, electric oven & gas hob,

extractor canopy, space provided for fridge freezer, washing machine and double glazed window to rear:



RECEPTION ONE

11'11 x 11'10 (3.63m x 3.61m)

Feature gas fireplace, radiator and double glazed window to front elevation:



RECEPTION TWO

12'09 x 12 (3.89m x 3.66m)

Feature gas fireplacae, radiator and double glazed patio doors to rear elevationn:



SUN ROOM

9 x 8 (2.74m x 2.44m)

Fully glazed with views of garden:



BEDROOM ONE

12'02 x 9'10 (3.71m x 3.00m)

Radiator and double glazed window to front elevation:



DOWNSTAIRS WC

WC and window to side elevation:

FIRST FLOOR LANDING

Over stair storage cupboard and loft hatch:



BEDROOM TWO

11'11 x 11'09 (3.63m x 3.58m)

Radiator and double glazed window to rear elevation:



BEDROOM THREE

9'01 x 8'08 (2.77m x 2.64m)

Radiator and double glazed window to front elevation:



REAR GARDEN

Featuring a deepset rear lawned garden with hedged/fenced boundaries and side gated entryway. The garden offers plenty of potential to extend to both the rear and side elevations (SAPP):



BATHROOM

7'05 x 6'11 (2.26m x 2.11m)

Comprising panelled bath with shower over, pedestal wash hand basin and low level wc, tiled surround, radiator and double glazed opaque window to rear elevation:



FRONT GARDEN

Hard landscaped front garden offering car standing:

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.

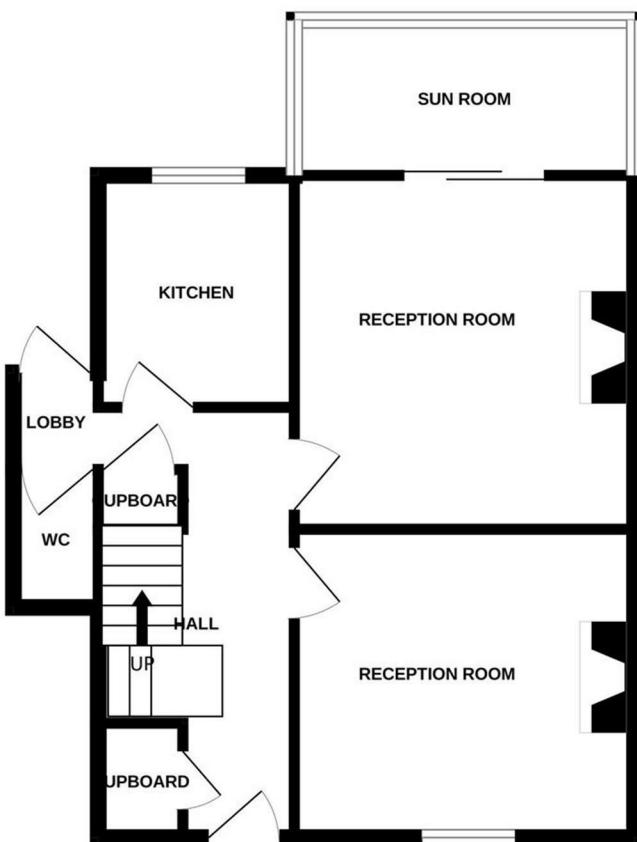
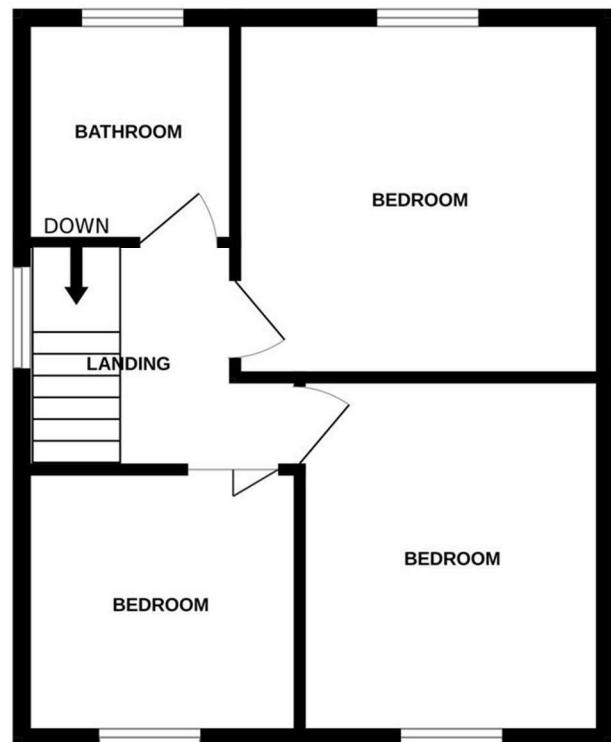
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

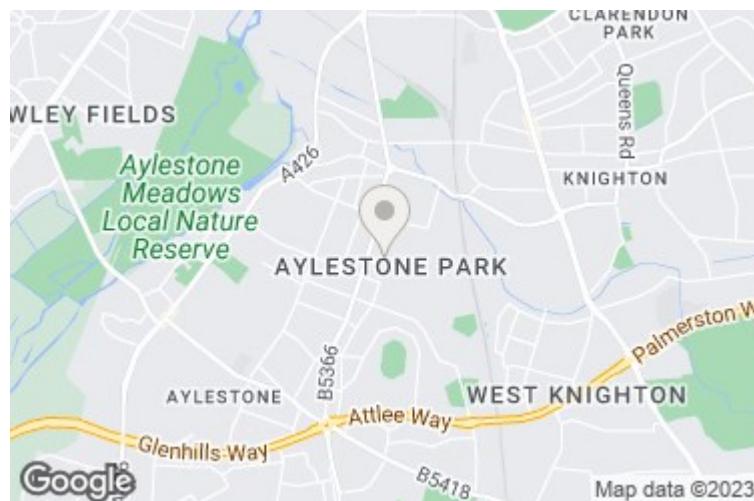
Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
(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



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Barkers

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

