



Guide Price £230,000 - £240,000

Chepstow Road, Leicester, LE2 1PA

- Three Bedrooms
- Lounge
- Breakfast Kitchen
- Bathroom
- Council Tax Band A
- Terraced Property
- Dining Room
- Downstairs Shower Room
- EPC Rating D
- Freehold



Guide Price £230,000 - £240,000 A SPACIOUS THREE BEDROOM mid terraced property located off Evington Road

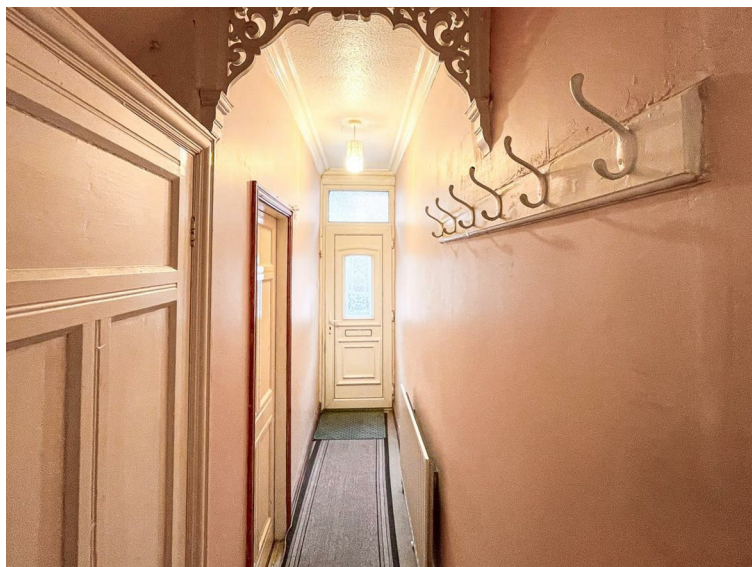
The property has been extended downstairs offering a breakfast kitchen and a downstairs shower room.

Upstairs are three bedrooms and a family bathroom

The house is offered CHAIN FREE.

This property is in close proximity to places of worship, schools, bus routes and many local amenities.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



ENTRANCE HALL

Double glazed front door, radiator, built in under stairs cupboard housing alarm box, fuse box and electric meter.



LOUNGE

11'2" x 9'1" (3.42 x 2.78)

Fireplace surround, cupboard housing gas meter, radiator, coving, picture rail, double glazed window to front aspect.



DINING ROOM

12'2" x 12'2" (3.72 x 3.71)

Electric fireplace, picture rail, radiator, double glazed window to rear aspect.



BREAKFAST KITCHEN
15'11" x 7'11" (4.87 x 2.43)

Fitted units with worktops and tiled splash backs, built in four ring gas hob with oven below and extractor above, 'Vaillant' boiler, sink with drainer, plumbing for W/M, radiator, two double glazed windows and door to side leading out to rear garden.



BEDROOM ONE
13'9" x 11'2" (4.20 x 3.41)

Fireplace, radiator, double glazed window to front elevation.



SHOWER ROOM
7'1" x 7'0" (2.17 x 2.15)

Wash hand basin, low level W/C, electric shower, radiator, double glazed frosted window to side aspect.

LANDING

Access to loft, radiator.



BEDROOM TWO
12'1" x 10'10" (3.70 x 3.31)

Fireplace, radiator, built in cupboard, double glazed window to elevation.

BEDROOM THREE
8'0" x 7'9" (2.44 x 2.38)

Radiator, double glazed window to rear aspect.



BATHROOM

7'8" x 5'0" (2.36 x 1.53)

Sliding door, bath, low level W/C, pedestal wash hand basin, radiator, part tiled walls, frosted double glazed window to side aspect.



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.

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

AML DISCLAIMER

In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

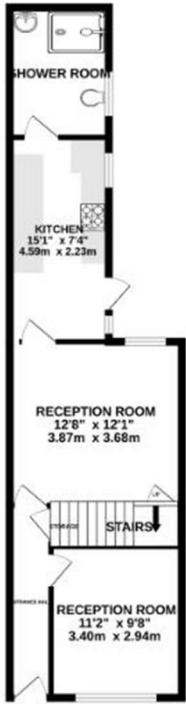
A £50 fee (incl. vat) covers required data and any manual checks.



OUTSIDE

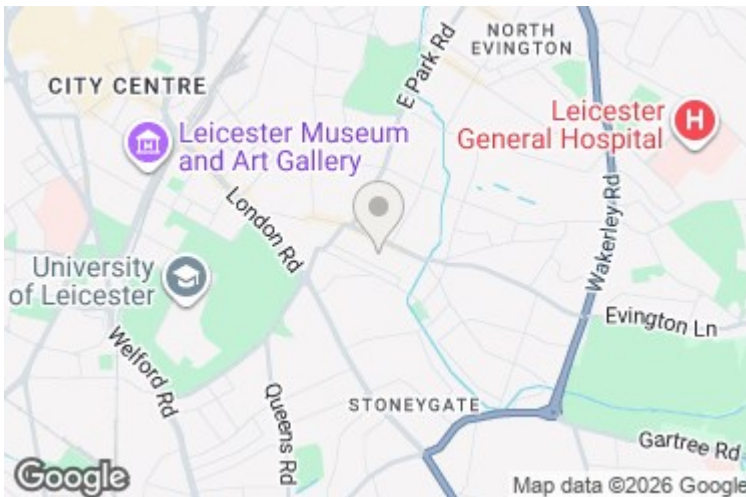
Shed, water tap, patio area, gate to side leading to front of house.

This must be paid before we can issue a memorandum of sale.
 The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



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	62	79

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			
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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

