SALES
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MORTGAGES
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Barkers Est.1985

Offers Over £160,000

Vernon Road, Aylestone, Leicester, LE2 8GA

- Terraced House
- Two Reception Rooms
- Utility Room
- Freehold
- EPC Rating D
- Two Bedrooms
- Kitchen
- Courtyard Garden
- Council Tax Band A
- No Chain

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79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

An extended TWO BEDROOM mid terraced property located in AYLESTONE.

The house comprises TWO RECEPTION ROOMS, kitchen and UTILTY ROOM, to the ground floor.

On the first floor there are two bedrooms and a bathroom.

There is a courtyard rear garden with paved seating area.

Vernon Road is well located for local schools, shops and transport links.

Being sold with NO CHAIN

RECEPTION ONE
11'2" x 11'1" (3.41 x 3.38)
Double glazed front door, Gas fireplace, built in cupboard, radiator, double glazed window to front aspect.

RECEPTION TWO
11'7" x 11'0" (3.55 x 3.37)
Under stairs cupboard, radiator, double glazed window to rear aspect.

KITCHEN
9'6" x 5'11" (2.90 x 1.81)
Fitted units with worktops, boiler, sink with drainer, four ring gas hob and extractor, integrated electric oven and boiler. Double glazed window to side.

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UTILITY ROOM
9'10" x 5'5" (3.01 x 1.67)
Plumbing for washing machine, space for fridge freezer, radiator, double glazed door and window to side aspect.

BEDROOM ONE
12'6" x 11'3" (3.83 x 3.45)
Radiator, double glazed window to front aspect.

LANDING
Access to loft, radiator.

BEDROOM TWO
11'8" x 9'10" (3.57 x 3.01)
Built in cupboard, radiator, double glazed window to rear aspect.

BATHROOM
9'6" x 5'11" (2.90 x 1.82)
Bath, low level W/C, pedestal wash hand basin, shower cubicle with mains shower, radiator, double glazed window to rear aspect.

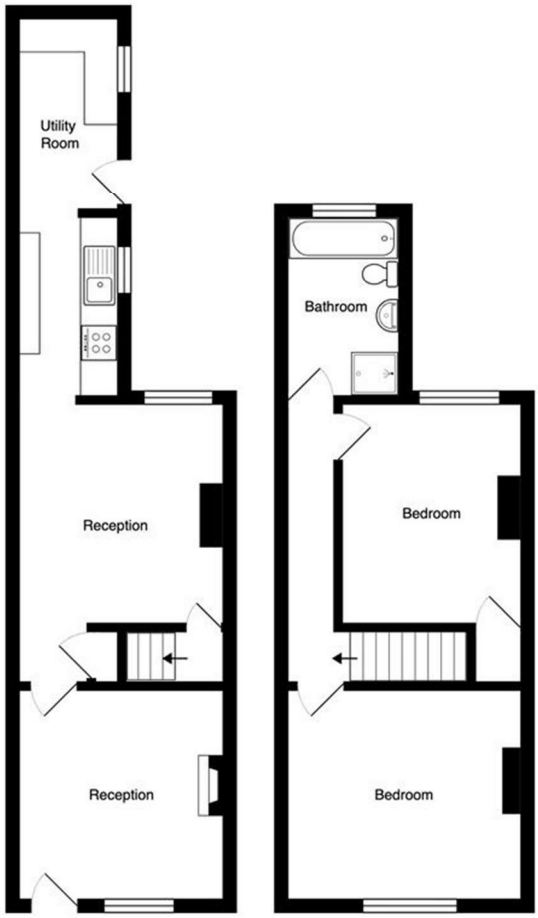
FREE VALUATION
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

OUTSIDE
Courtyard garden with paved area and gate to front aspect.

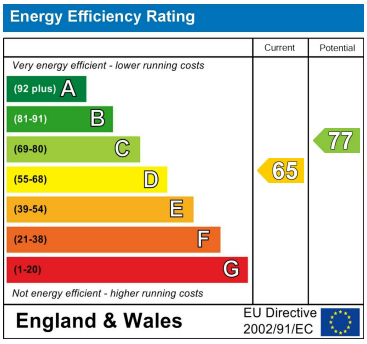
GENERAL REMARKS
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers 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

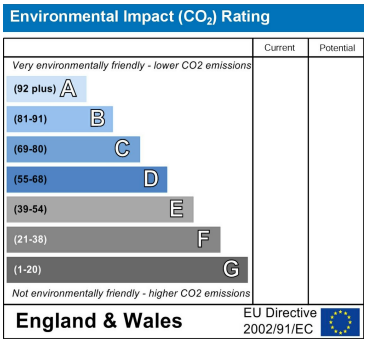
mortgage and financial adviser. Please ask an advisor for further information.
VIEWING TIMES
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5pm
Saturday 9am - 4pm

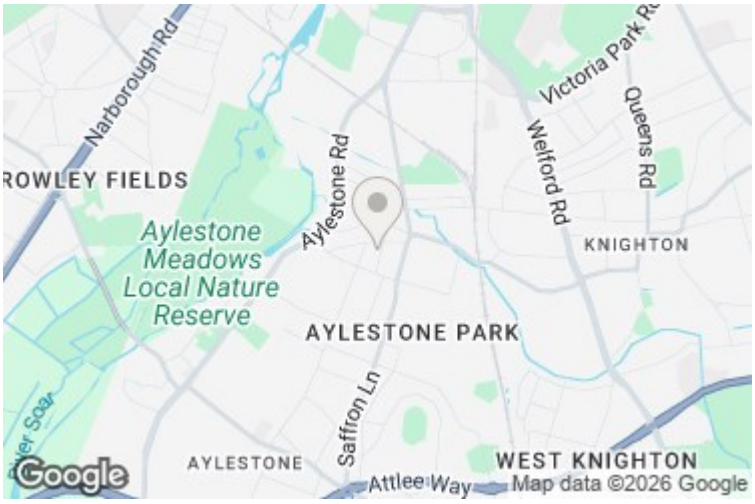
AML DISCLAIMER
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
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



All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.
The vendor, agency and supplier will accept no liability for its accuracy.







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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

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