

Asking Price £199,950

Roslyn Street, Leicester, LE2 1BT

- Two Double Bedroom Terraced Property
- Kitchen
- Popular Residential Street
- Courtyard Garden
- Council Tax Band A
- Two Reception Rooms
- Downstairs Bathroom
- Upstairs Bathroom
- EPC Rating D
- Close to Train Station/Schools/Places of Worship



A great opportunity to purchase this SPACIOUS EXTENDED TWO DOUBLE BEDROOM terraced house located on this POPULAR RESIDENTIAL STREET CLOSE TO LEICESTER CITY CENTRE IN HIGHFIELDS

Roslyn Street is walking distance to Leicester Train Station and close to the local schools and places of worship.

The ground floor briefly comprises TWO reception rooms, kitchen downstairs bathroom
On the first floor there are TWO DOUBLE bedrooms and a family bathroom.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



RECEPTION ONE

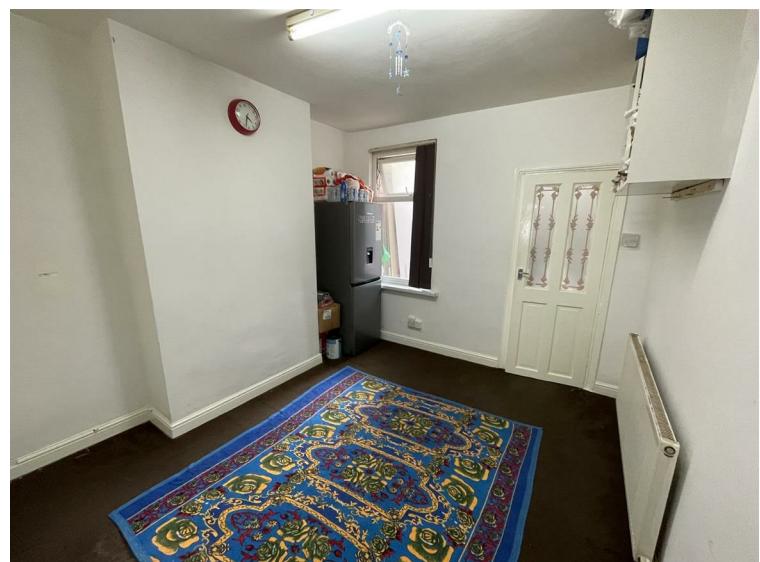
11'2" x 10'2" (3.408 x 3.102)

Double glazed to front elevations, radiator, double glazed window to front elevation, meter cupboard.



LOBBY

Built in cupboard under stairs, door into,



RECEPTION TWO

11'1" x 10'2" (3.379 x 3.109)

Radiator, double glazed window to rear elevation, stairs leading to first floor, door to



DOWNSTAIRS BATHROOM

7'5" x 5'1" (2.280 x 1.560)

Bath, low level W/C, pedestal wash hand basin, double glazed frosted window to rear elevation.

UPSTAIRS LANDING

Radiator.



KITCHEN

11'10" x 5'0" (3.608 x 1.539)

Fitted units with worktops, sink with drainer, gas cooker, plumbing for W/M, 'Worcester' boiler, radiator, double glazed window to side elevation, double glazed part frosted door to side elevation.

BEDROOM ONE

11'9" x 11'1" (3.606 x 3.401)

Radiator, double glazed window to front elevation.



BEDROOM TWO

11'2" x 8'10" (3.421 x 2.710)

Radiator, double glazed window to rear elevation, loft access



OUTSIDE

Courtyard garden, water tap, side gate leading to entry to the front of the property.

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



BATHROOM

8'2" x 7'0" (2.494 x 2.150)

Corner bath, low level W/C, pedestal wash hand basin, tiled floors, frosted double glazed window to rear elevation.,



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

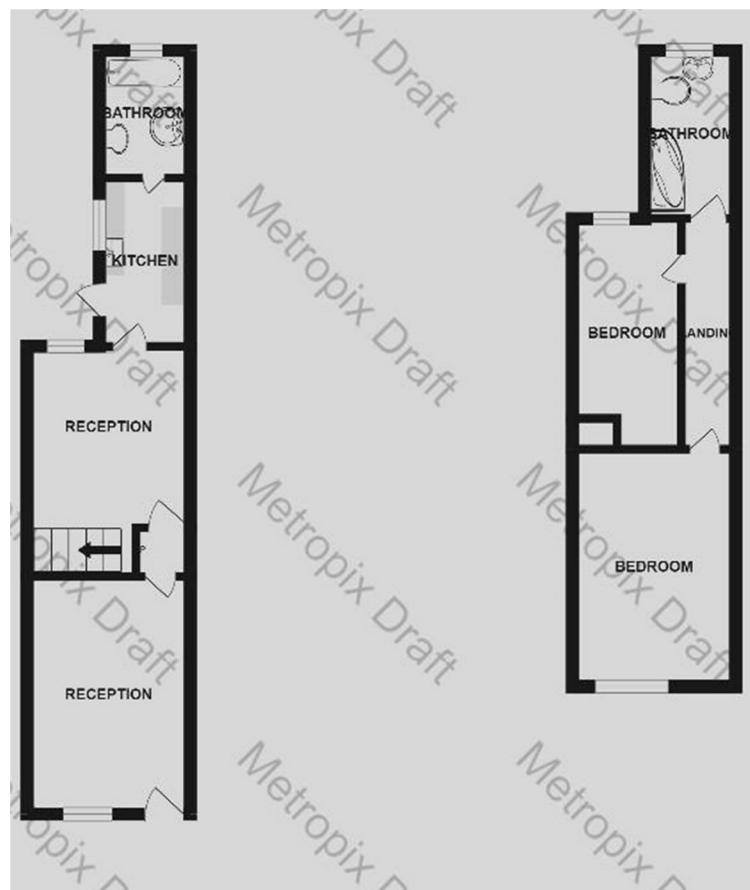
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

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			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(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	



Est.1985 **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

