



£249,950

Hatherleigh Road, Evington, Leicester, LE5 5NR

- Evington
- Lounge / Diner
- Three Bedrooms
- Off Road Parking & Garage
- EPC D
- Semi-Detached Property
- Fitted Kitchen
- Bathroom Suite
- Rear Garden
- No Upward Chain



Barkers are pleased to offer a SEMI DETACHED property situated in the popular city suburb of EVINGTON being well served for everyday local amenities, the city centre, Leicester General Hospital and renowned local schooling. The accommodation has scope to improve further and comprises of open plan lounge / diner, fitted kitchen, stairs leading to three bedrooms and a bathroom suite. With a low maintenance rear garden with garage and off road parking. EPC D. Offered with NO UPWARD CHAIN. EARLY VIEWING ADVISED

ENTRANCE PORCH

Accessed via UPVC door, cupboard housing fuse board and utilities:



LOUNGE

17'6 x 11'36 (5.33m x 3.35m)

Wall lights, coving, tiled hearth and gas fire (disconnected) boiler control, radiator, double glazed bay window to front aspect:



ASPECT TWO

DINING ROOM

8'48 x 7'5 (2.44m x 2.26m)

Radiator, wall lights and french doors leading to garden:



KITCHEN

9'75 x 8'79 (2.74m x 2.44m)

Wooden kitchen with tiled splash backs, radiator, space provided for washing machine, gas cooker, fridge freezer and dishwasher. Double glazed window to rear aspect and UPVC door to rear garden:

FIRST FLOOR LANDING

Loft access (combi boiler located in loft)



BEDROOM ONE

8'36 x 5'62 (2.44m x 1.52m)

Radiator, fitted wardrobes and double glazed window to front elevation:



BEDROOM TWO

11'17 x 8'47 (3.35m x 2.44m)

Radiator, fitted cupboard and double glazed window to rear elevation:



BATHROOM

6'16 x 6 (1.83m x 1.83m)

Bathroom suite with tiled walls comprising of sink unit, w/c and bathroom with electric shower over. Heated towel rail and double glazed window to rear elevation:



BEDROOM THREE

8'93 x 9'77 (2.44m x 2.74m)

Fitted cupboard, radiator and double glazed to front elevation:



GARDEN

Low maintenance rear lawned garden with hedged and fenced boundaries:



GARAGE

The property has use of single garage and long driveway providing ample storage:

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.

FREE VALUATION

We would be happy to provide you with a free market appraisal/valuation of your own property, should you wish to sell. Please speak to one of our staff to arrange a mutually convenient appointment.

MONEY LAUNDERING

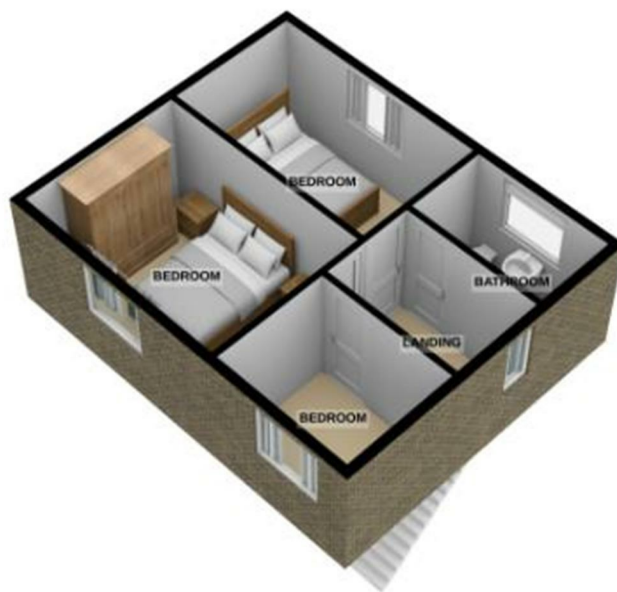
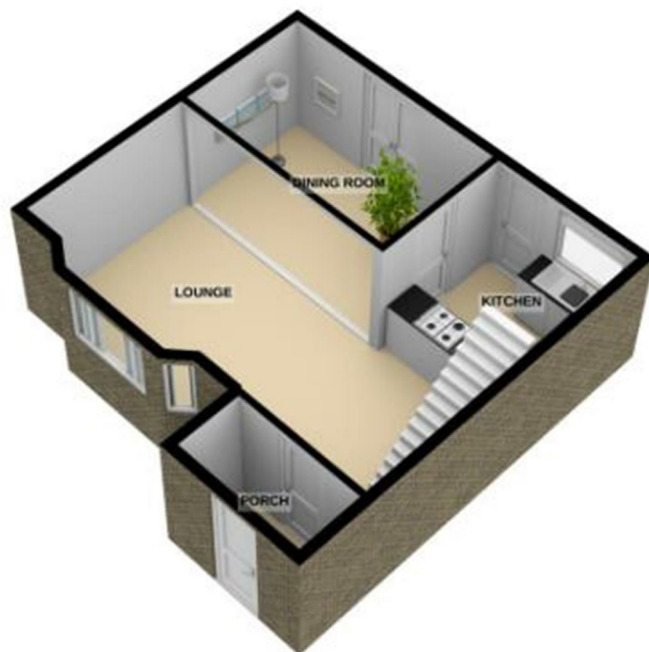
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors 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.

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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		68	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	75

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	



Barkers

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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

