



Asking Price £250,000

Windley Road, Leicester, LE2 6TB

- Semi Detached House
- Lounge
- Bathroom
- Freehold
- Awaiting EPC
- Three Bedrooms
- Kitchen-Diner
- Off Street Parking
- Rear Garden
- Council Tax Band A

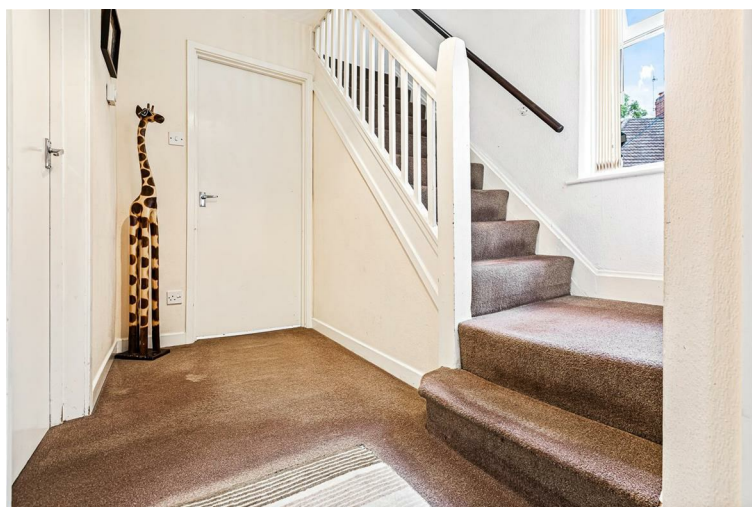


Offered for sale is this well proportioned THREE BEDROOM SEMI DETACHED house with DRIVEWAY and close to local schools, amenities and good transport links.

This bright and airy property would make a lovely first time buy or family home, and briefly comprises entrance hall, reception room, kitchen-diner on the ground floor, upstairs there are three double bedrooms and a bathroom.

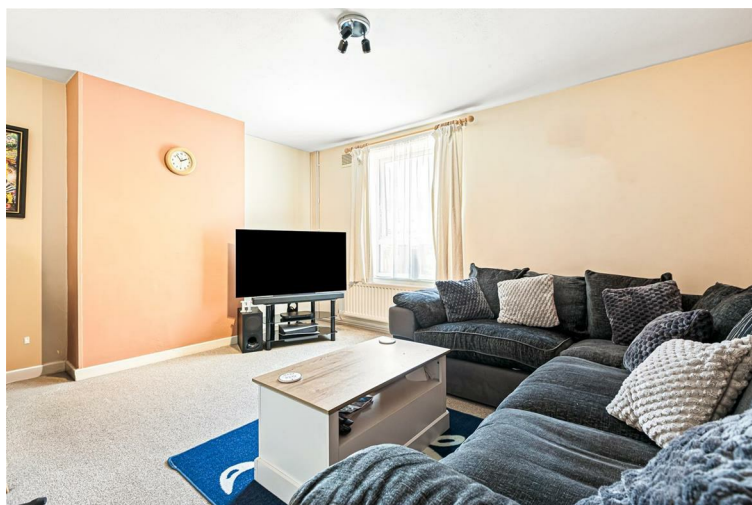
Outside is a rear garden laid to lawn with the front benefiting from gated off road parking.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



ENTRANCE HALL

Double glazed front door to side aspect, built in storage cupboard, radiator, double glazed window to rear aspect.



RECEPTION

14'9" x 11'11" (4.51 x 3.65)

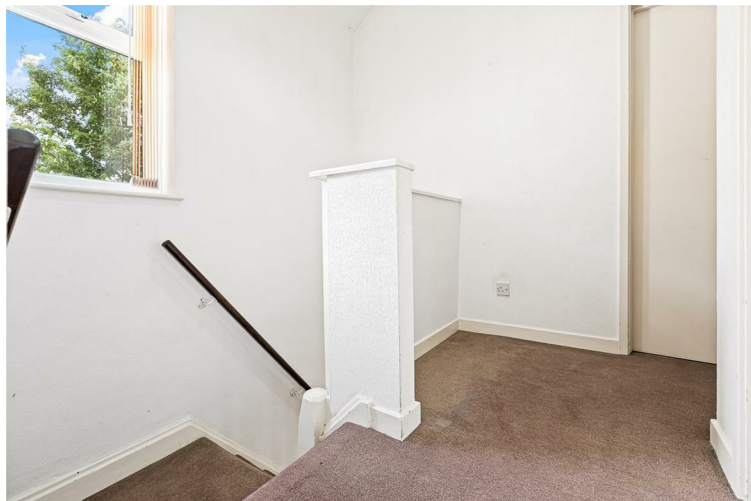
Radiator, double glazed window to front aspect.



KITCHEN-DINER

19'4" x 11'3" max reducing to 9'3" (5.91 x 3.44 max reducing to 2.83)

Built in under stair cupboard, fitted units with worktops and splashbacks, free standing gas cooker with oven extractor above, sink with drainer, space for fridge freezer, plumbing for washing machine and dishwasher, two radiators, double glazed window to front aspect, double glazed window and door to rear elevation.



LANDING

Access to loft, double glazed window to rear aspect.



BEDROOM ONE

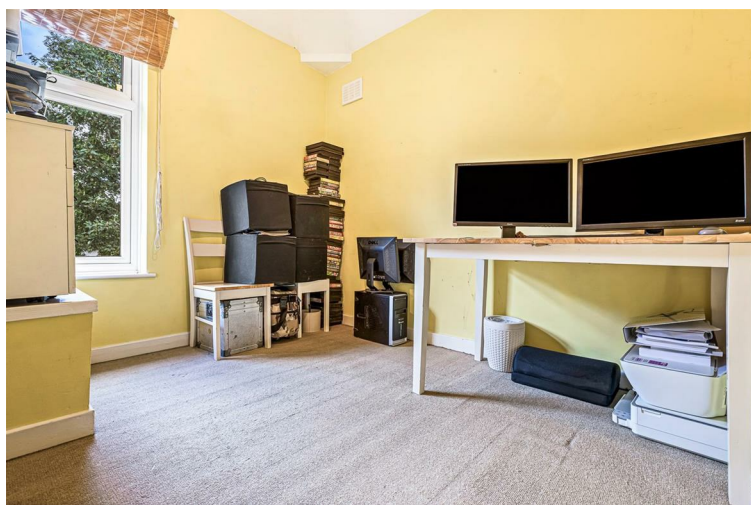
12'9" x 12'0" (3.89 x 3.66)

Radiator, double glazed window to front aspect.

BEDROOM TWO

11'5" x 9'10" (3.49 x 3.02)

Built in cupboard housing 'Worcester' boiler, radiator, double glazed window to front aspect.



BEDROOM THREE

9'1" x 8'2" (2.78 x 2.50)

Radiator, double glazed window to rear aspect.



BATHROOM

7'11" x 7'0" (2.42 x 2.14)

Bath with mains shower, low level W/C, vanity unit, heated towel rail, part tiled walls, tiled floor, frosted double glazed window to rear aspect.



OUTSIDE

Patio and lawn area, gate to front aspect.

To the front of the property is a wooden fence with metal gates, paved driveway.



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.

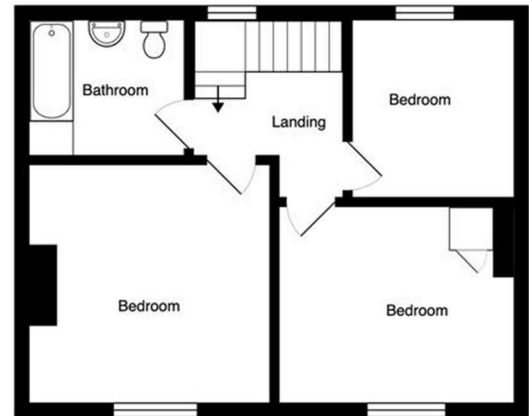
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

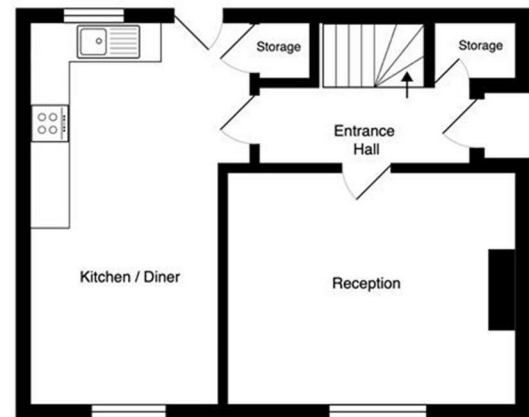
Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



First Floor



Ground Floor

Total Area: 90.5 m² ... 974 ft²

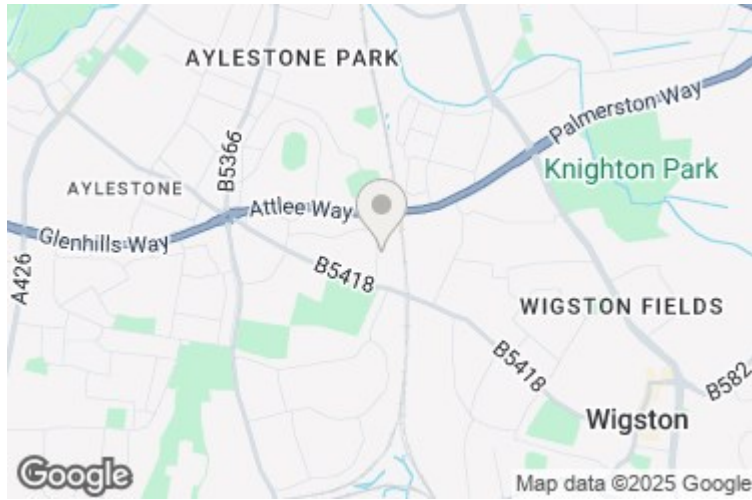
All measurements and illustrations are approximate and may not be drawn to scale.
This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.
The vendor, agency and supplier will accept no liability for its accuracy.

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 (CO₂) 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

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

