



Guide Price £300,000 to £325,000

Norwood Road, Evington, Leicester, LE5 5QF

- Semi Detached Property
- Two Reception Rooms
- Three Bedrooms
- GCH, EPC D & Freehold
- Landscaped Rear Gardens
- Entrance Hallway
- Fitted Kitchen
- Bathroom Suite & Separate WC
- Council Tax Band B
- No Upward Chain



GUIDE PRICE: £300,000 to £325,000 | AN ATTRACTIVE THREE BED SEMI DETACHED PROPERTY superbly situated in the sought after city suburb of Evington, being well served for the City Centre, city hospitals, local places of worship and an array of amenities can be found along the popular Evington Road. This well maintained living accommodation retains plenty of character features and offers scope for further extension or improvements (STPP). The property would provide a very comfortable family home that briefly comprises, entrance hallway, two reception rooms and fitted kitchen. To the first floor are three family bedrooms, two piece bathroom with separate wc. The property benefits from beautiful landscaped front & rear gardens, fruit trees & paved driveway. **NO UPWARD CHAIN | EARLY VIEWING HIGHLY RECOMMENDED**



REAR RECEPTION ROOM
15'4 x 14'4 (4.67m x 4.37m)

Feature gas fireplace, picture rails, radiator and window to rear elevation:



ENTRANCE HALLWAY

Comprising picture rails, useful storage cupboard housing electrics, radiator and staircase to first floor:



FITTED KITCHEN
11'5 x 8'3 (3.48m x 2.51m)

Fitted with a range of wood style base, wall and drawer units with complementary work surfaces over, sink unit & drainer and tiled splashbacks. Space is provided for free standing electric oven, plumbing for washing machine, space for under-counter fridge and wall mounted 'Vaillant' boiler, radiator, window to rear elevation and door leading to outside:

OUTER LOBBY

With access to under stair recess and sliding door to garden:



FRONT RECEPTION ROOM
15'4 (to bay) x 14'2 (4.67m (to bay) x 4.32m)

Currently used as a bedroom, comprising radiator, picture rails and bay window to front elevation:



FIRST FLOOR LANDING

With windows to side elevation and radiator:



BEDROOM TWO

15'3 x 14'3 (4.65m x 4.34m)

Having walk-in shower cubicle, picture rails, radiator and window to the rear elevation:



BEDROOM ONE

14'2 x 12'1 (4.32m x 3.68m)

Built-in cupboard to recess fitted with shelving, radiator, picture rails and window to the front elevation:



BEDROOM THREE

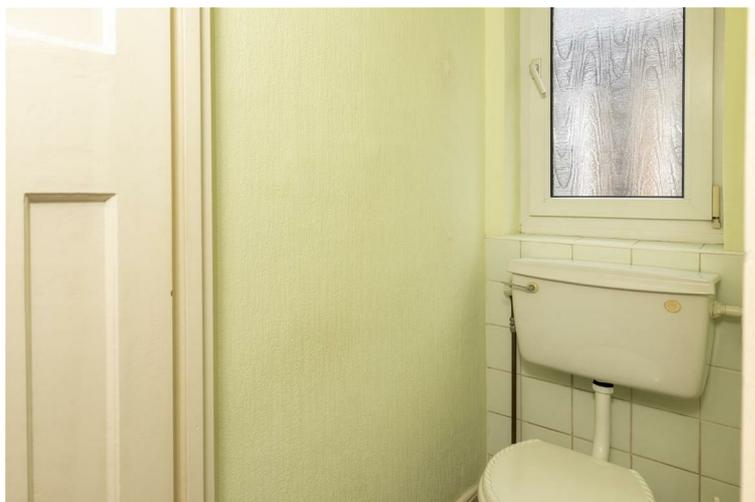
10'06 x 9'5 (3.20m x 2.87m)

Having built-in wardrobe with overhead storage cupboards, radiator and window to the front elevation:



BATHROOM

Newly fitted with a modern white two piece suite comprising panelled bath with mixer shower over, wash hand basin fitted to vanity unit and tiled surround, obscure window to the side and chrome heated towel rail:



SEPARATE WC

Comprising wc and obscure window to the side elevation:

FRONT GARDEN

Having established flower bed filled with seasonal planting and shrubs, with driveway providing off road parking for one vehicle:



REAR GARDEN

To the rear elevation is a delightfully landscaped and established good sized garden with paved patio area, steps leading to further lawn area and shady gazebo for seating or al- fresco dining. Being mainly laid to lawn and dotted with a variety of established flower beds and fruit trees including a pear tree, apple trees and a plum tree. Having a mix of fenced / hedged perimeters, greenhouse, potting shed and an outside tap:

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.

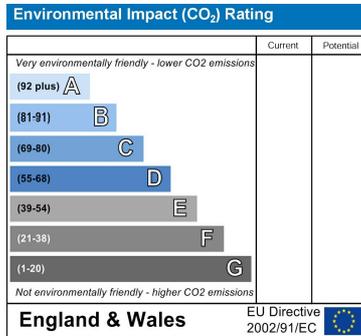
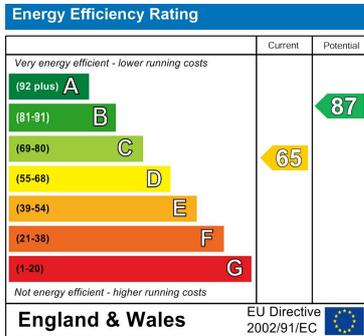
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm

Saturday 9am - 4pm



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

