



**Guide Price £240,000 - £250,000**

**Chepstow Road, Leicester, LE2 1PA**

- Three Bedrooms
- Lounge
- Breakfast Kitchen
- Bathroom
- Council Tax Band A
- Terraced Property
- Dining Room
- Downstairs Shower Room
- EPC Rating D
- Freehold



Guide Price £240,000 - £ 250,000 A SPACIOUS THREE BEDROOM mid terraced property located off Evington Road

The property has been extended downstairs offering a breakfast kitchen and a downstairs shower room.

Upstairs are three bedrooms and a family bathroom

The house is offered CHAIN FREE.

This property is in close proximity to places of worship, schools, bus routes and many local amenities.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



**LOUNGE**  
**11'2" x 9'1" (3.42 x 2.78)**

Fireplace surround, cupboard housing gas meter, radiator, coving, picture rail, double glazed window to front aspect.



**ENTRANCE HALL**

Double glazed front door, radiator, built in under stairs cupboard housing alarm box, fuse box and electric meter.



**DINING ROOM**  
**12'2" x 12'2" (3.72 x 3.71)**

Electric fireplace, picture rail, radiator, double glazed window to rear aspect.



**BREAKFAST KITCHEN**  
**15'11" x 7'11" (4.87 x 2.43)**

Fitted units with worktops and tiled splash backs, built in four ring gas hob with oven below and extractor above, 'Vaillant' boiler, sink with drainer, plumbing for W/M, radiator, two double glazed windows and door to side leading out to rear garden.



**BEDROOM ONE**  
**13'9" x 11'2" (4.20 x 3.41)**

Fireplace, radiator, double glazed window to front elevation.



**SHOWER ROOM**  
**7'1" x 7'0" (2.17 x 2.15)**

Wash hand basin, low level W/C, electric shower, radiator, double glazed frosted window to side aspect.

**LANDING**

Access to loft, radiator.



**BEDROOM TWO**  
**12'1" x 10'10" (3.70 x 3.31)**

Fireplace, radiator, built in cupboard, double glazed window to elevation.

**BEDROOM THREE**  
**8'0" x 7'9" (2.44 x 2.38)**

Radiator, double glazed window to rear aspect.



#### **BATHROOM**

**7'8" x 5'0" (2.36 x 1.53)**

Sliding door, bath, low level W/C, pedestal wash hand basin, radiator, part tiled walls, frosted double glazed window to side 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

#### **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:

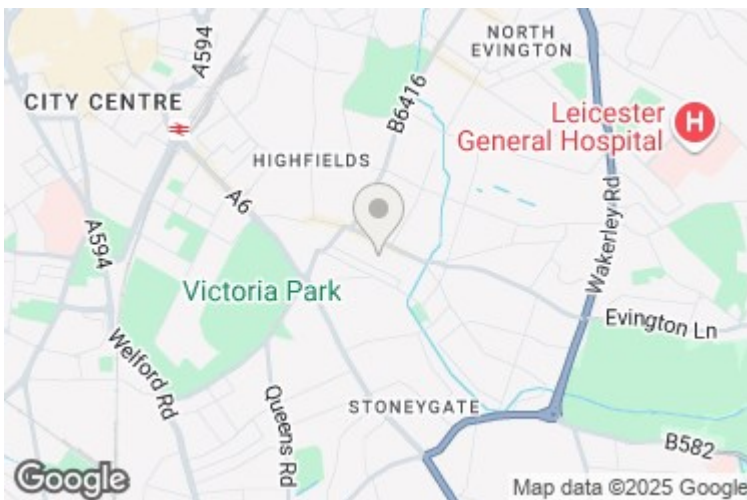
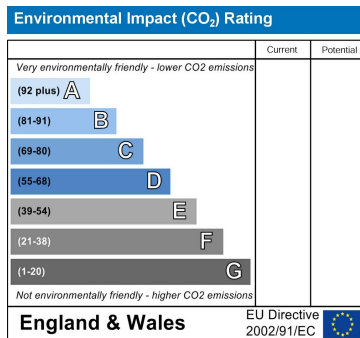
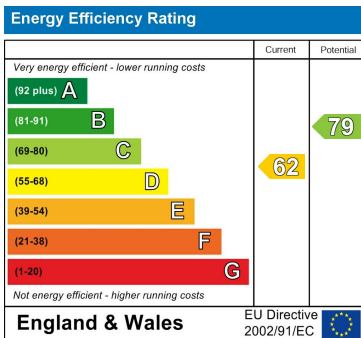
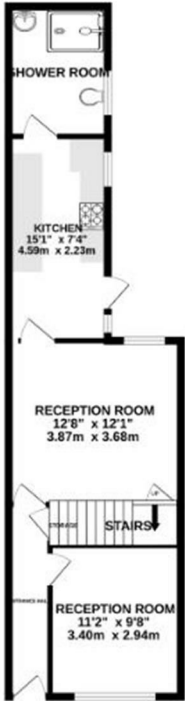
Monday to Friday 9am -5pm

Saturday 9am - 4pm



#### **OUTSIDE**

Shed, water tap, patio area, gate to side leading to front of house.



# 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

