



Guide Price £200,000 - £220,000

Saffron Lane, Leicester, LE2 6UF

- Mid Terrace Property
- Lounge
- Bathroom
- No Chain
- Council Tax Band A
- Three Bedrooms
- Breakfast Kitchen
- Freehold
- EPC Rating D
- Patio Garden



Guide Price £200,000 - £220,000

Located on Saffron Lane in Aylestone, we are pleased to offer For Sale this well situated **THREE BEDROOM** family home within walking distance of local schools, shops and amenities and having excellent road links to the city centre and major motorways.

The accommodation briefly comprises entrance hall, lounge with a breakfast kitchen to the ground floor, on the first floor you have three bedrooms and a bathroom.

The property is offered for sale with **NO UPPER CHAIN**.

ENTRANCE HALL

Double glazed front door, radiator, staircase rising to first floor, door into,



BREAKFAST KITCHEN

14'6" x 10'2" (4.42 x 3.12)

Built in under stairs cupboard housing meters, fitted units with worktops and tiled splashback, four ring gas hob and oven, plumbing for W/M, space for F/F, radiator, double glazed windows and door to rear aspect.



LOUNGE

14'9" into bay x 11'6" (4.51 into bay x 3.51)

Gas fire, radiator, double glazed bay window to front aspect.



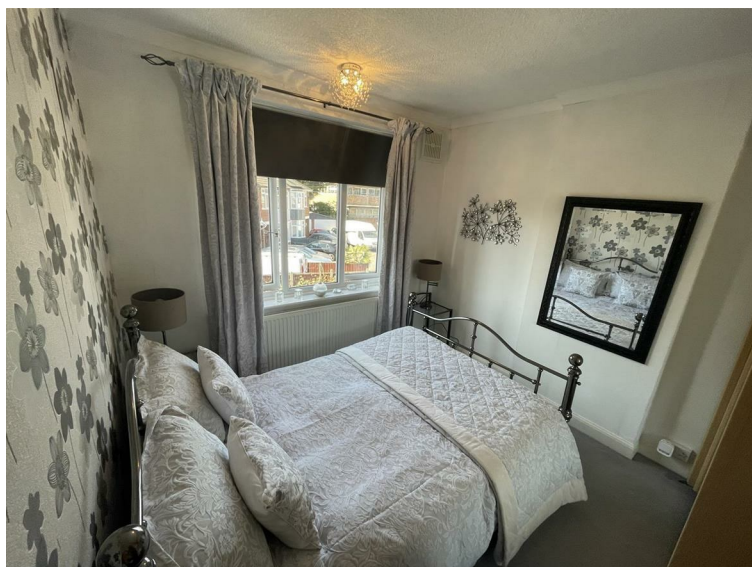
LANDING



BEDROOM ONE

14'9" into bay x 9'4" (4.50 into bay x 2.86)

Picture rail, radiator, double glazed bay window to front aspect.



BEDROOM TWO

10'2" x 9'4" (3.12 x 2.87)

Radiator, double glazed window to rear aspect.

BEDROOM THREE

7'8" x 6'7" (2.36 x 2.02)

Radiator, double glazed window to front aspect.



BATHROOM

6'7" x 6'1" (2.01 x 1.86)

Bath with mains shower, pedestal wash hand basin, low level W/C, heated towel rail, access to loft, tiled walls, frosted double glazed window to rear aspect.

OUTSIDE

Decking and paved area, water tap, two outhouses, wooden side gate.

To the front of the property you have a low level fence, selection of shrubs and flower borders.

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.

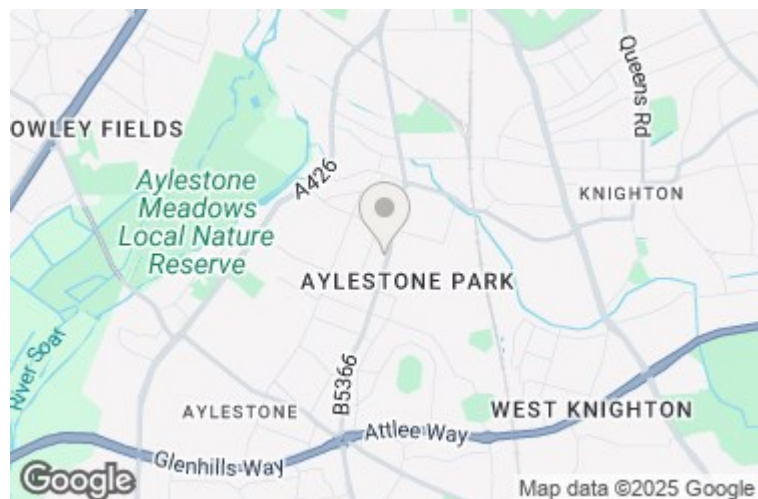
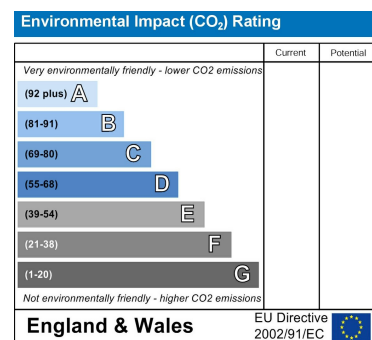
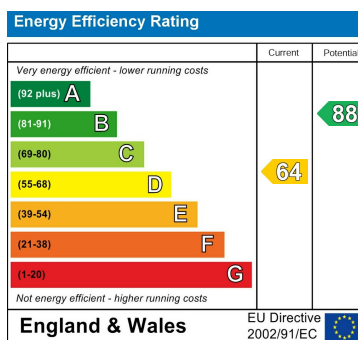
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



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

