



Asking Price £300,000

East Park Road, Evington, Leicester, LE5 5HL

- Terraced Villa Requiring Refurbishment.
- Arranged over Three Floors
- Dining Room
- Bathroom
- Detached Coach House
- Five Bedrooms
- Lounge
- Dining Kitchen
- Courtyard Garden
- Freehold EPC Rating D Council Tax Band B



A spacious FIVE BEDROOM THREE STOREY VILLA situated on EAST PARK ROAD close to Evington Road, local facilities and transport links. The property would benefit from refurbishment and has a DETACHED COACH HOUSE in the rear garden,

Briefly comprising of an entrance hallway, two reception rooms and dining kitchen to the ground floor. On the first floor there are THREE DOUBLE BEDROOMS and a bathroom and the second floor comprises TWO FURTHER BEDROOMS..

Low maintenance courtyard garden.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



ENTRANCE HALLWAY

Stained glass front door provides access to the hallway with coving, radiator and staircase to first floor landing



LOUNGE

14'5" to bay x 12'4" (4.41 to bay x 3.78)

Coving, radiator, wooden floorboards, bay front to front aspect.



DINING ROOM

12'2" x 10'0" (3.72 x 3.06)

Coving, picture rails, radiator, wooden floor boards, double doors to rear aspect.



KITCHEN DINER

17'9" x 9'3" (5.42 x 2.82)

Fitted units with worktops and tiled splash backs, built in four ring gas hob with oven, space for fridge freezer, sink with drainer, plumbing for washing machine, under stairs cupboard, tiled floor, windows to side and rear aspect and door leading into courtyard garden.



FIRST FLOOR LANDING

Radiator and stairs to second floor landing



BEDROOM TWO

12'3" x 10'0" (3.74 x 3.05)

Radiator, window to rear elevation.



BEDROOM ONE

16'0" x 14'11" (4.90 x 4.56)

Built in cupboard, wooden floor boards, radiator, bay window to front elevation.



BEDROOM THREE

9'2" x 9'1" (2.81 x 2.79)

Built in cupboard housing boiler, wooden floor boards, radiator, bay window to rear elevation.



BATHROOM

8'4" x 6'4" (2.55 x 1.94)

Bath with electric shower over, low level W/C, pedestal wash hand basin, radiator, part tiled walls, frosted window to side elevation.



BEDROOM FOUR

16'1" x 13'11" (4.91 x 4.26)

Wooden floor boards, radiator, double glazed window to front elevation.

BEDROOM FIVE

10'0" x 6'7" (3.07 x 2.03)

Velux window to ceiling, built in cupboard, eaves storage.



SECOND FLOOR LANDING

Velux window to ceiling.



OUTSIDE

To the Rear is a courtyard paved garden, original outbuildings, water tap, gate to rear aspect.

The property also has a small front forecourt garden



DETACHED COACH HOUSE

10'10" x 12'10" (3.32 x 3.92)

Front door, window to front, ladder leading to first floor.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	



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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

