



Offers Over £190,000

Shakespeare Street, Aylestone, Leicester, LE2 7NL

- Period Terraced Property
- Streamlined Fitted Kitchen
- G/F Bathroom & Shower & U/s WC
- Council Tax Band A
- Ideal Buy to Let or F T B
- Two Reception Rooms
- Three Bedrooms
- GCH, DG, EPC D & Freehold
- Courtyard Garden
- No Upward Chain



AN ATTRACTIVE & WELL PRESENTED THREE BED PERIOD TERRACED PROPERTY superbly situated within the popular city suburb of Knighton Fields, being well served for Leicester University, the City Centre & the fashionable Queens Road shopping parade in neighbouring Clarendon Park with its array of specialist bars, bistros & boutiques. This spacious & well appointed living accommodation would provide a comfortable family home or Investment Opportunity and briefly comprises, two reception rooms, streamlined fitted kitchen & G/F bathroom suite & three bedrooms, benefitting from GCH, DG, EPC D & rear courtyard garden. Early Viewing Is Highly Recommended. NO UPWARD CHAIN



FRONT RECEPTION ROOM
11'8 x 11 (3.56m x 3.35m)

Meter cupboard, coving, picture rails, laminate flooring and double glazed window to front elevation:



REAR RECEPTION ROOM
12'3 x 12'02 (3.73m x 3.71m)

Under stair storage cupboard, laminate flooring, double glazed window to rear elevation and stairs to first floor:



FITTED KITCHEN
13'5 x 6'7 (4.09m x 2.01m)

The kitchen area is fitted with a range of matching base, wall and drawer units and work surface over inset with sink & drainer. Space provided for gas oven, fridge/freezer and plumbing for washing machine, wall mounted 'Ariston' boiler and double glazed windows to side elevation. Leading to:

LOBBY

With door to garden:



DOWNSTAIRS BATHROOM

6'8 (max) narrow to 4'14 x 6'4 (2.03m (max) narrow to 1.22m x 1.93m)

Panelled bath with mixer shower over, wc, pedestal sink, tiling, radiator and window to side elevation:

FIRST FLOOR LANDING

Galleried landing and loft hatch:



BEDROOM ONE

14'7 x 11'4 (4.45m x 3.45m)

Radiator and double glazed window to front elevation:



BEDROOM TWO

10'7 x 10

Radiator and double glazed window to rear elevation:



WC

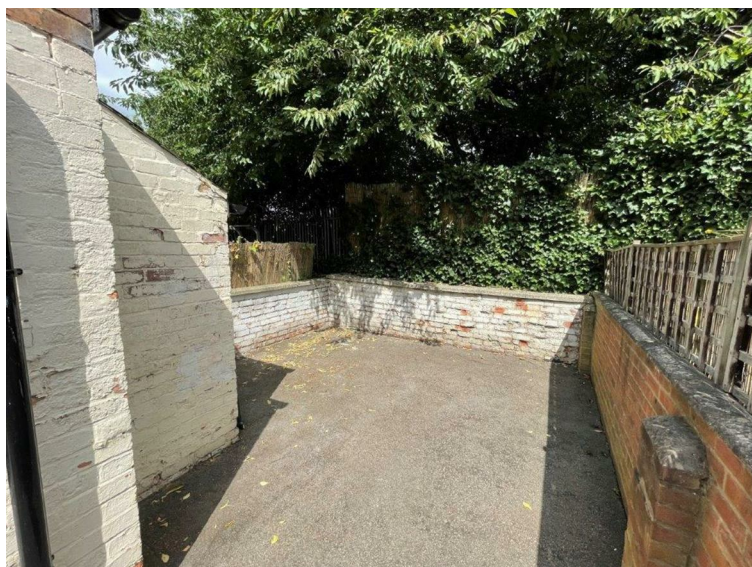
6'4 x 3'8 (1.93m x 1.12m)

WC, pedestal sink, radiator, wood style flooring and window to side:



BEDROOM THREE
9'8 x 6'7 (2.95m x 2.01m)

Airing cupboard, radiator and double glazed window to rear:



OUTSIDE

Low maintenance walled courtyard garden with side gated entryway:

FREE VALUATION

We would be happy to provide you with a free market appraisal/valuation of your own property, should you wish to sell. Please speak to one of our staff to arrange a mutually convenient appointment.

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

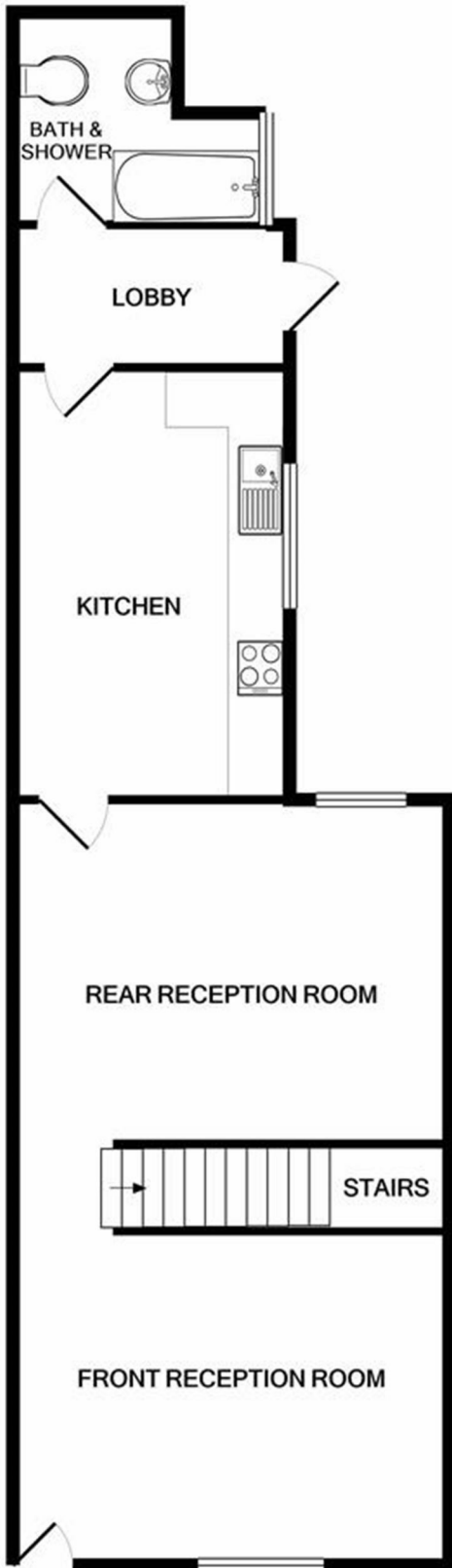
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

Viewing strictly by appointment through Barkers Estate Agents.

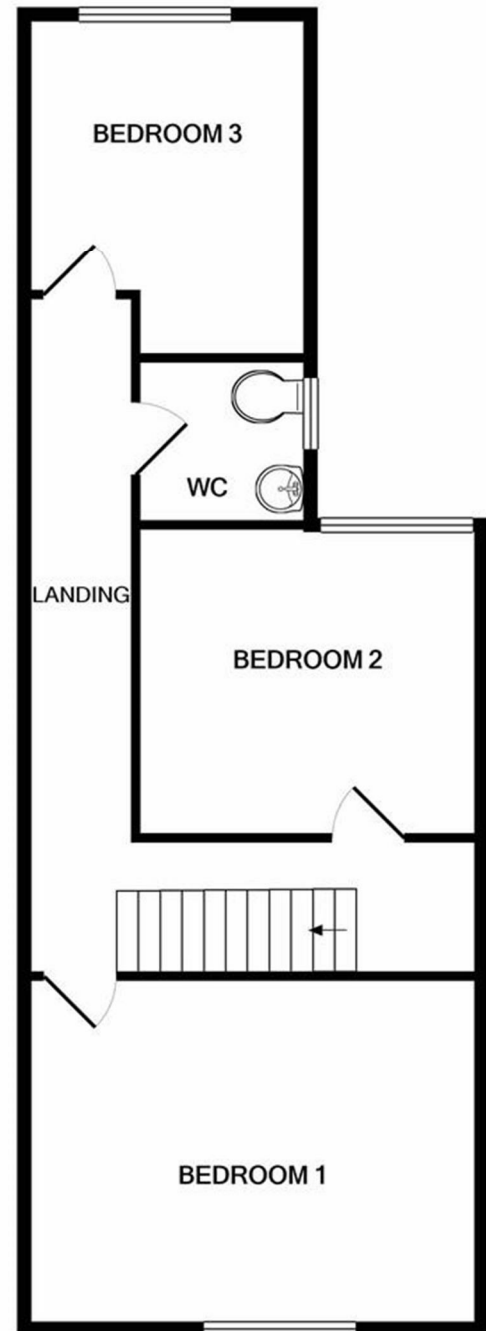
Hours of Business:

Monday to Friday 9am -5.30pm

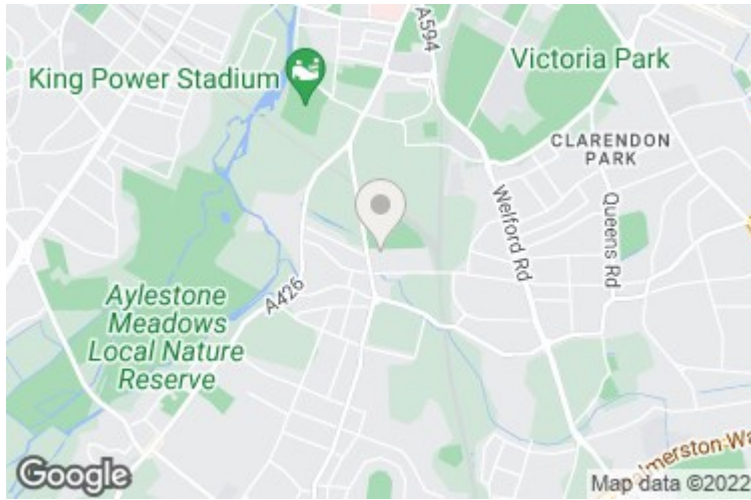
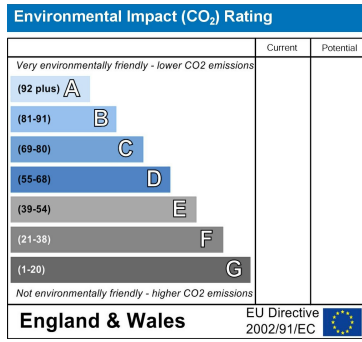
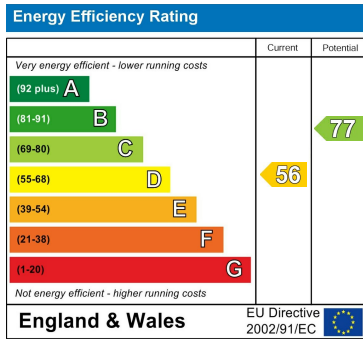
Saturday 9am - 4pm



GROUND FLOOR



1ST FLOOR



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

