



## Asking Price £329,500

**Oakfield Road, Leicester, LE2 1LU**

- Semi Detached Property on a Corner Plot
- Lounge
- Kitchen
- Downstairs Shower Room
- EPC Rating C Council Tax Band A
- Three Double Bedrooms
- Dining Room
- Utility Room
- Bathroom
- Freehold / No Upper Chain



A beautifully presented **THREE DOUBLE BEDROOM** semi detached property on a **CORNER PLOT** in **LEICESTER**.

The house comprises an entrance hall with storage, dining room, lounge, kitchen, utility room and downstairs shower room to the ground floor.

On the first floor there are three bedrooms and a bathroom.

Well located close to Leicester city centre, Train Station and London Road with all its coffee bars and restaurants and The Royal and Universities.

**OFFERED FOR SALE WITH NO UPPER CHAIN.**



#### **ENTRANCE HALL**

Double glazed front door, alarm panel, coving, radiator, under stairs cupboard, staircase rising to first floor  
Storage cupboard with fuse Box, frosted double glazed window to side aspect.



#### **DINING ROOM**

**13'0" to bay x 11'11" (3.97 to bay x 3.65)**

Radiator, double glazed bay window to front aspect.



#### **LOUNGE**

**13'3" x 11'11" (4.05 x 3.64)**

Wall mounted electric fire, radiator, double glazed window to rear and pair of double glazed doors to rear elevation leading out into garden.



**KITCHEN**  
**8'7" x 7'4" (2.62 x 2.25)**

Fitted units with worktops, sink with drainer, electric hob, oven and extractor, space for fridge freezer, plumbing for dishwasher, tiled floor, part tiled walls.



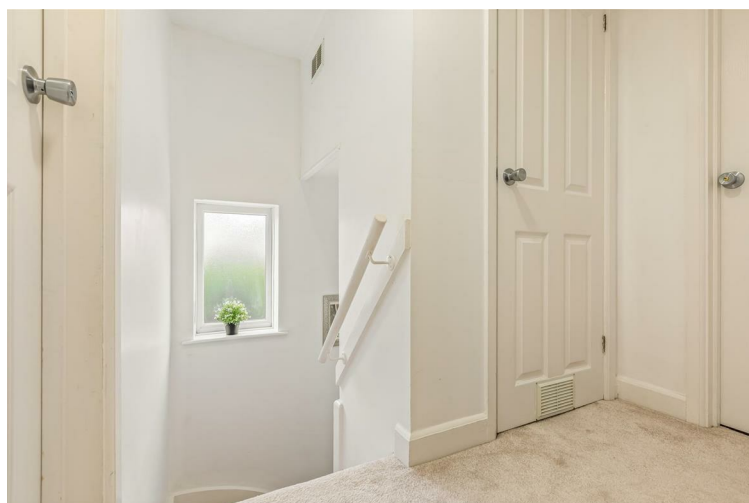
**DOWNSTAIRS SHOWER ROOM**  
**7'0" x 3'9" (2.15 x 1.16)**

Shower cubicle with electric shower, vanity unit, low level W/C heated towel rail, Velux window to ceiling, tiled floor and walls,



**UTILITY ROOM**  
**7'8" x 2'10" (2.35 x 0.88)**

Plumbing for washing machine, radiator, tiled floor, double glazed door to side aspect.



**LANDING**

Built in cupboard, frosted double glazed window to side aspect.



**BEDROOM ONE**

**12'0" x 10'0" (3.67 x 3.06)**

Coving, radiator, double glazed window to front aspect.



**BEDROOM THREE**

**9'6" x 8'6" (2.91 x 2.61 )**

Radiator, double glazed window to front aspect.



**BEDROOM TWO**

**12'1" x 11'11" (3.69 x 3.64)**

Coving, radiator, double glazed window to rear aspect.



**BATHROOM**

**8'5" x 7'4" (2.59 x 2.25)**

Bath with mains shower, low level W/C, pedestal wash hand basin, built in cupboard housing 'Worcester' boiler, radiator, tiled walls and floors, double glazed frosted window to rear aspect.



### OUTSIDE

Paved rear garden with hedging to the rear, shed with power, to the side of the property is a row of hedges and to the front of the house a gate with steps down leading to the front entrance.



### 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.

### MORTGAGES

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

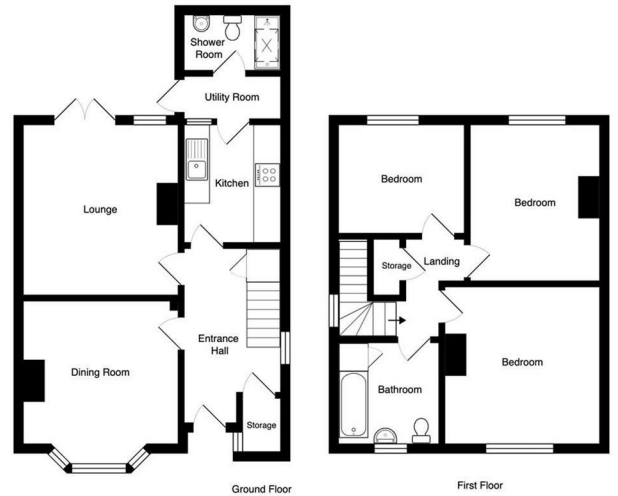
### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



Ground Floor

First Floor

Total Area: 98.5 m<sup>2</sup> ... 1060 ft<sup>2</sup>

All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy. Floorplan: Agency: Bennett Photography

**AML DISCLAIMER**

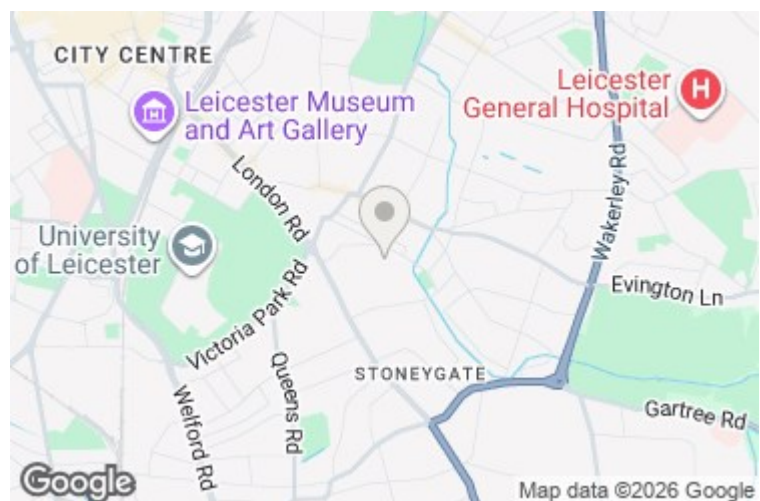
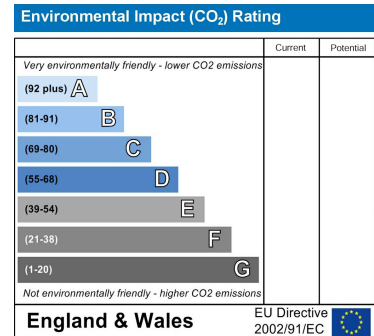
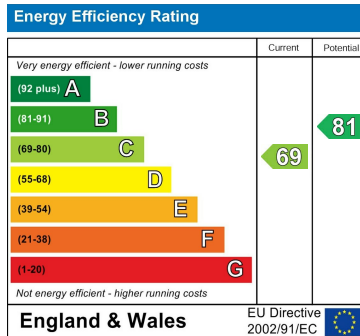
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

A £50 fee (incl. vat) covers required data and any manual checks.

This must be paid before we can issue a memorandum of sale.

The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



# 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

