SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









Guide Price £280,000

Northfold Road, Leicester, LE2 3YG

- Knighton
- Two Reception Rooms
- Three Bedrooms
- Freehold Property
- Driveway
- Semi Detached
- Kitchen
- Bathroom
- EPC D / Council Tax B
- Front & Rear Gardens



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GUIDE PRICE £280,000-£300,000

A BEAUTIFULLY APPOINTED BAY FRONTED SEMI DETACHED PROPERTY, superbly situated in the sought after city suburb of Knighton, being well served for renowned local schooling, City Centre, University of Leicester.

Internally the accommodation has been redecorated and has new carpets and comprises entrance hallway, two reception rooms, newly fitted kitchen. To the first floor are three bedrooms and a newly fitted bathroom with shower over.

With front & rear gardens and driveway. EARLY VIEWING HIGHLY RECOMMENDED



ENTRANCE HALL
Accessed via UPVC door, under stairs storage cupboard, radiator, laminate flooring, cupboard housing fuse board, gas and electric meters, stairs rising to first floor:



FRONT RECEPTION ROOM
13'8" into bay x 10'7" (4.18 into bay x 3.24)
Double glazed bay window to front aspect and radiator:



REAR RECEPTION ROOM
12'4" x 10'7" (3.76 x 3.23)
Radiator and double glazed door leading to rear garden:



KITCHEN
7'10" x 9'3" (2.41 x 2.82)
Recently fitted kitchen with worktops, integrated electric fan oven with extractor, laminate flooring, side accessed UPVC and double glazed window overlooking rear garden:



LANDING
Double glazed window to side elevation:



BEDROOM ONE
13'10" into bay x 8'2" (4.24 into bay x 2.51)
Radiator and double glazed bay window to front elevation:



BEDROOM TWO
11'11" x 10'7" (3.64 x 3.24)
Radiator and double glazed window to rear elevation:





BEDROOM THREE
6'6" x 5'10" (1.99 x 1.80)
Radiator and double glazed window to front elevation:



BATHROOM
8'3" x 5'9" (2.53 x 1.77)
Recently fitted bathroom suite with aqua board splash backs, bath with mixer shower over, pedestal basin and w/c. Fitted cupboard housing 'Biasi' gas boiler, loft hatch and double glazed window to rear elevation:

OUTSIDE
The property boasts a mature rear garden with patio area and fitted storage cupboard. To the front there is graveled driveway for off road parking:

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

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

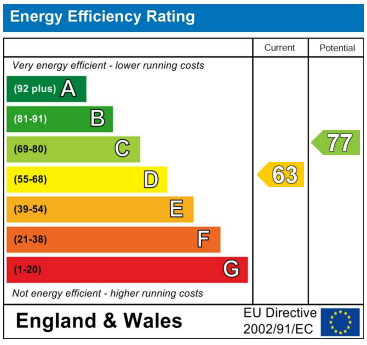
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

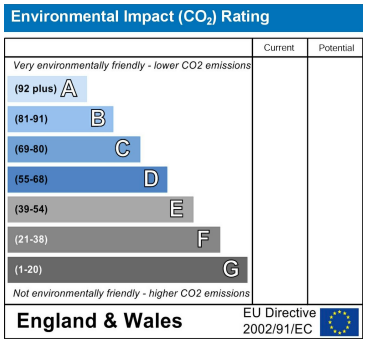
VIEWING TIMES

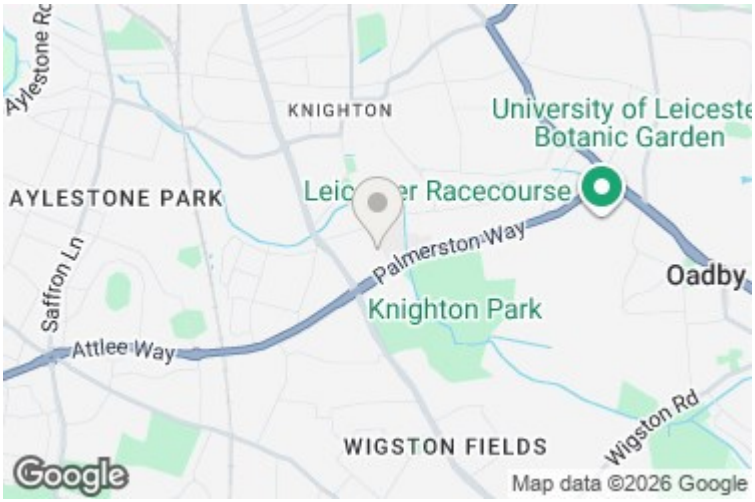
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5.30pm,
Saturday 9am - 4pm











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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

