



## Guide Price £225,000

St. Dunstan Road, Leicester, LE3 9DD

- Three Double Bedrooms
- Open Plan Dining Kitchen
- No Chain
- Garden
- EPC Rating D
- Reception Room
- Shower Room
- Cul De Sac Location
- Freehold
- Council Tax Band B



GUIDE PRICE £225,000 - £250,000.

An EXTENDED, THREE BEDROOM BAY FRONTED terraced house located in a CUL DEC SAC location close to the CITY CENTRE.

This SPACIOUS property briefly comprises an entrance hall, two reception rooms, open plan dining kitchen and utility area to the ground floor.

The first floor has three double bedrooms and a shower room.

There is a patio garden with the two original outbuildings.

Conveniently located within easy access of local amenities and the Royal Infirmary and Glenfield hospital.

#### ENTRANCE HALLWAY

Front door, window to front aspect, radiator, staircase rising to, tiled floor.

#### RECEPTION ONE

**13'4" to bay x 10'3" (4.07 to bay x 3.14)**

Fireplace, meter cupboard, coving, radiator, double glazed bay window to front aspect.

#### DINING AREA

**13'8" x 12'5" (4.17 x 3.81)**

Fireplace, coving, radiator, under stairs cupboard, double glazed window to rear aspect.

#### OPEN PLAN KITCHEN

**21'6" x 7'6" (6.57 x 2.31)**

Fitted units with worktops and tiled splash backs, sink with drainer, integrated dishwasher and fridge freezer, built in oven, electric hob with extractor, radiator, tiled floor, door to side and double glazed windows to side aspect.

#### OTHER ASPECT

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#### UTILITY AREA

**3'7" x 3'7" (1.11 x 1.10)**

Boiler, plumbing for W/M.

#### LANDING

L shaped, built in cupboard, access to loft, radiator.

#### BEDROOM ONE

**13'10" into bay x 14'11" (4.23 into bay x 4.57)**

Fitted cupboard, radiator, double glazed bay window to front aspect.

#### BEDROOM TWO

**10'9" x 7'6" (3.30 x 2.30)**

Built in cupboards, radiator, double glazed window to rear aspect.

#### BEDROOM THREE

**11'7" x 7'8" (3.55 x 2.36)**

Radiator, double glazed window to rear aspect.

#### SHOWER ROOM

**9'1" x 4'5" (2.79 x 1.37)**

Shower cubicle with mains shower, low level W/C, vanity unit, heated towel rail, part tiled walls, tiled floor, two frosted double glazed windows to side aspect.



#### OUTSIDE

Two outbuildings one housing a outside W/C, patio area, water tap, side gate.

To the front of the property is a metal gate and a low level wall.

The seller's have made us aware, Surface water drains need to be kept clear to avoid water penetrating at the back of the kitchen and utility room.

#### 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 COMMENTS

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.

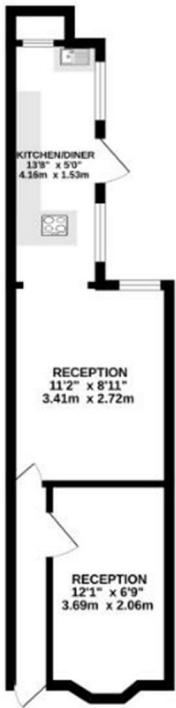
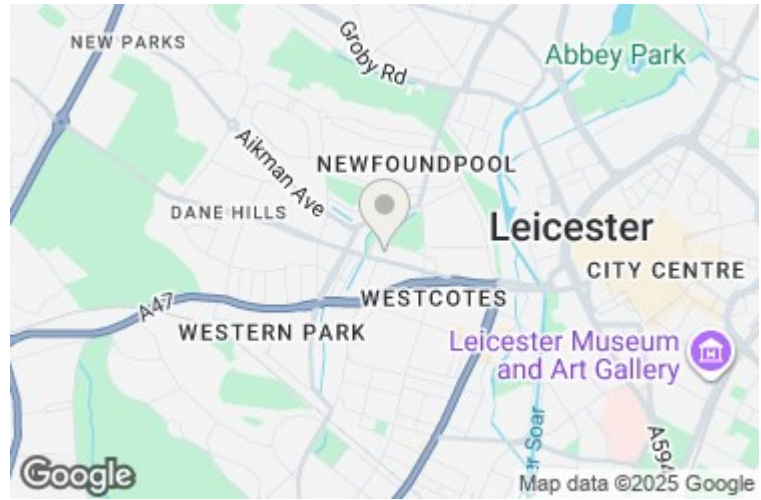
**VIEWING TIMES**

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	
63	84
Not energy efficient - higher running costs	
England & Wales <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
England & Wales <small>EU Directive 2002/91/EC</small>	

# 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

