



**ASKING PRICE £250,000**

**Amberley Close, Thurcaston, Leicester, LE4 8HW**

- Semi Detached Bungalow
- Spacious Lounge / Diner
- Well Appointed Fitted Kitchen
- Study Room & G/F Bathroom Suite
- Gardens, Garage & Driveway

- Entrance Hallway
- Conservatory
- Two/Three Bedrooms Over Two Floors
- DG, GCH, EPC D, C/Tax B & Freehold
- Available With No Upward Chain



A SPACIOUS & WELL PRESENTED TWO/THREE BED SEMI DETACHED BUNGALOW & GARAGE

Thurmaston is a sought after area with local schools such as Rushey Mead Academy, Soar Valley College, and Church Hill Infant and Juniors. Conveniently the property is just a short distance from Leicester City Centre, Thurmaston shopping centre, Syston Town centre and also has close links to the A46. This semi detached bungalow benefits from entrance hall, lounge/diner, kitchen, conservatory, two/three bedrooms and family bathroom. Outside there is a rear garden, garage and off road parking.

\*\*\* IDEAL FOR INVESTORS & FIRST TIME BUYERS - VIEWING IS BY APPOINTMENT ONLY \*\*\*

**HALLWAY**

Welcoming entrance hallway leading to



**LOUNGE / DINER**

**18'9 x 10'4 (5.72m x 3.15m)**

The lounge benefits from a radiator and double glazed windows looking towards the conservatory



**KITCHEN**

**9'9 x 7'10 (2.97m x 2.39m)**

With door leading to both the lounge and the conservatory, the kitchen benefits from wall and base units, sink with drainer, electric hob, extractor fan, oven and radiator.



**CONSERVATORY**

**17'3 x 6'7 (5.26m x 2.01m)**

The conservatory leads to the rear garden.



#### BEDROOM ONE

**13'9 x 9'9 (4.19m x 2.97m)**

To the ground floor, with double glazed window with a view to the front of the property and radiator.



#### SECOND FLOOR



#### BATHROOM

The bathroom contains a bath with a wash hand basin. WC and a radiator.



#### BEDROOM THREE

**17'9 x 7'10 (5.41m x 2.39m)**

Located on the first floor of the property. It benefits from a double glazed window to the rear elevation, sky light, spotlights. There is restricted head height in this bedroom. There are also doors leading to bedroom two.



#### STUDY

**10'8 x 8'6 (3.25m x 2.59m)**

With access to the first floor, with storage cupboard, double glazed window to the front and radiator.



#### **BEDROOM TWO**

**17'8 max x 8 max (5.38m max x 2.44m max)**

Leading from bedroom three, located on the first floor. Benefiting from double glazed window to the rear elevation, spotlights and radiator. This bedroom has restricted head height.



#### **OUTSIDE**

To the rear of the property there is a maintained rear garden, garage and off road parking.

#### **GARAGE**

Driveway to side leading to garage:

#### **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

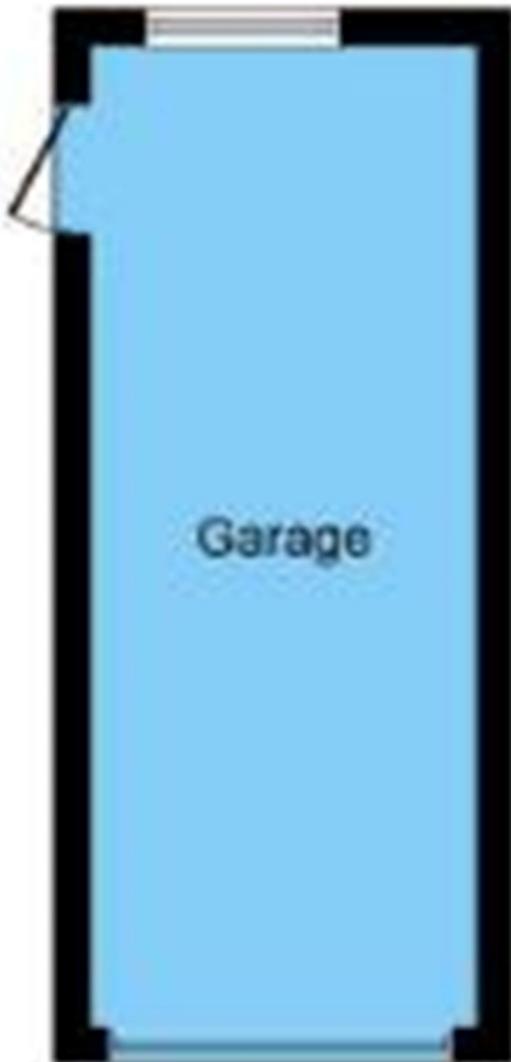
Saturday 9am - 4pm



**Ground Floor**



**First Floor**



# Garage



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

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

Est.1985  
**Barkers**

## 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

