



Asking Price £260,000

Asquith Boulevard, Leicester, LE2 6FE

- Semi Detached Bungalow
- Lounge
- Lean Too
- EPC Rating D Council Tax Band C
- No Upper Chain
- Three Double Bedrooms
- Breakfast Kitchen
- Good Sized Rear Garden
- Detached Garage
- Freehold



A great opportunity to purchase this **THREE BEDROOM SEMI DETACHED BUNGALOW** in **WEST KNIGHTON**.

The layout briefly comprises an entrance hallway with lounge, **BREAKFAST KITCHEN**, three double bedrooms, bathroom, lean to with separate W/C and storage.

The property benefits from a **GOOD SIZED REAR GARDEN** and a driveway leading to a **DETACHED GARAGE**.

Further scope to extend subject to the usual planning consents and being sold with **NO UPPER CHAIN**.

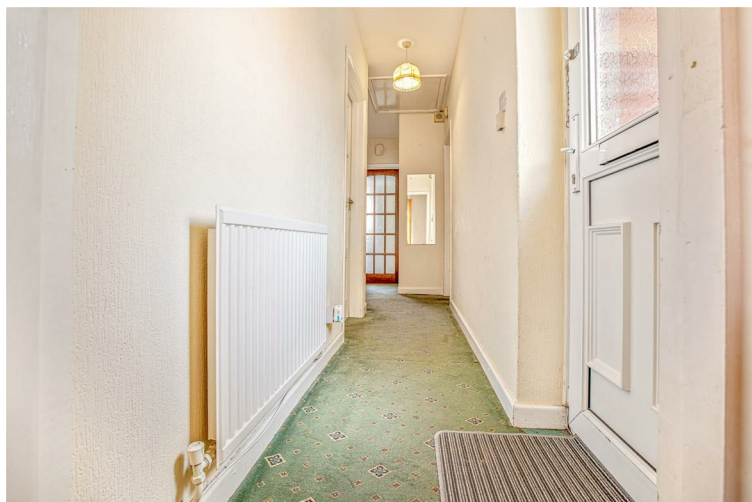
Well located to local schools, places of worship, and **Leicester City Centre**.



LOUNGE

14'5" x 12'1" (4.40 x 3.69)

Fireplace, radiator, double glazed sliding patio doors to rear aspect leading into garden.



ENTRANCE HALLWAY

Double glazed front door to side aspect, access to loft, built in cupboard, radiator.



BREAKFAST KITCHEN

10'7" x 9'10" (3.24 x 3.02)

Fitted units with worktops and tiled splashbacks, four ring gas hob and oven, sink with drainer, plumbing for dishwasher, space for fridge freezer, fuse box, meter cupboard, radiator, double glazed window to rear aspect, door to side elevation leading into lean to.



BEDROOM ONE

11'11" x 11'7" (3.64 x 3.54)

Radiator, double glazed window to front aspect.



BEDROOM THREE

9'4" x 8'7" (2.87 x 2.62)

Radiator, double glazed window to side aspect.



BEDROOM TWO

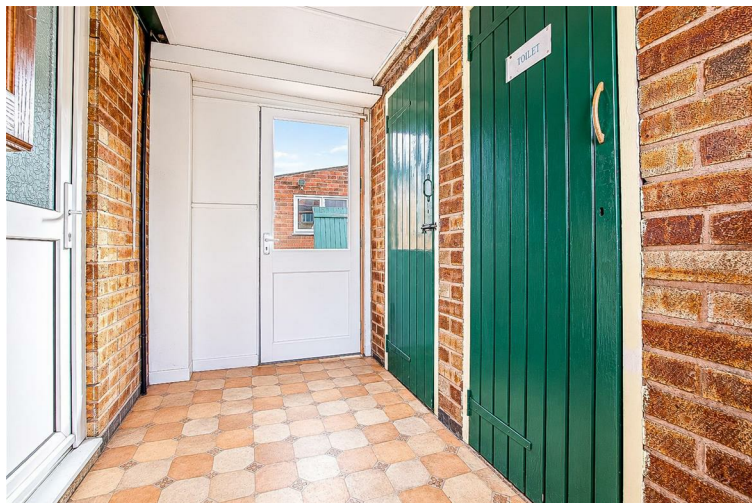
10'4" x 10'1" (3.16 x 3.08)

Radiator, double glazed window to front aspect.



BATHROOM

Low level W/C, pedestal wash hand basin, bath with electric shower, radiator, built in cupboard with radiator, part tiled walls, tiled floor, frosted double glazed window to side aspect.



EXTERNAL LOBBY

10'8" x 5'1" (3.27 x 1.56)

Door to front aspect, window to rear aspect, built in cupboard housing 'Worcester' boiler and plumbing for washing machine.

DOWNSTAIRS W/C

6'10" x 2'9" (2.09 x 0.84)

Wash hand basin, low level W/C, radiator, window to side aspect.



OUTSIDE

Good size rear garden with paved patio area, laid to lawn with various bushes, water tap, gate to front aspect.

To the property is a low level brick wall, a block paved drive providing off street parking and access to garage.



DETACHED GARAGE

16'7" x 8'8" (5.07 x 2.66)

Up and over door, door to side aspect, window to rear elevation.



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

AML DISCLAIMER

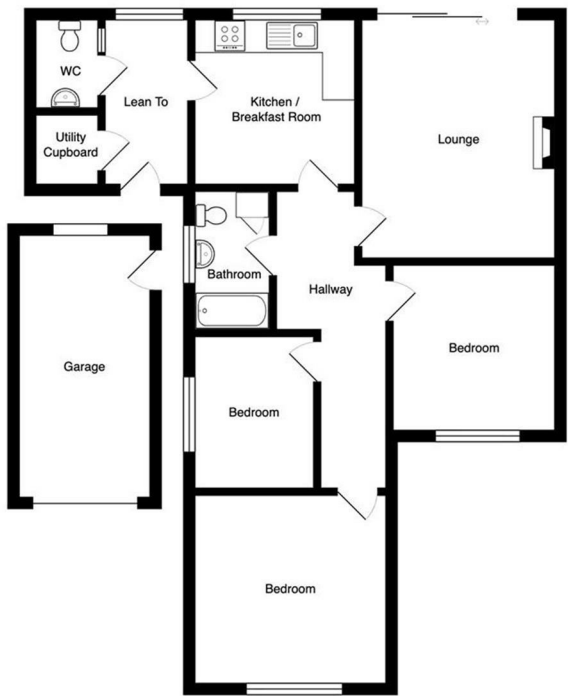
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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.

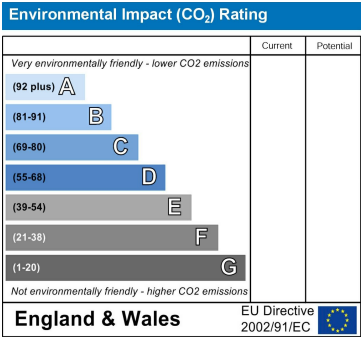
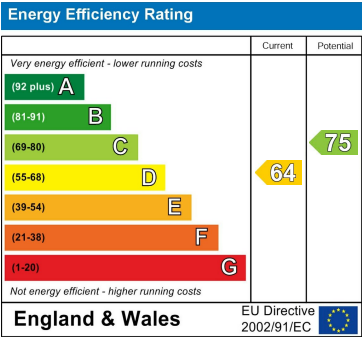
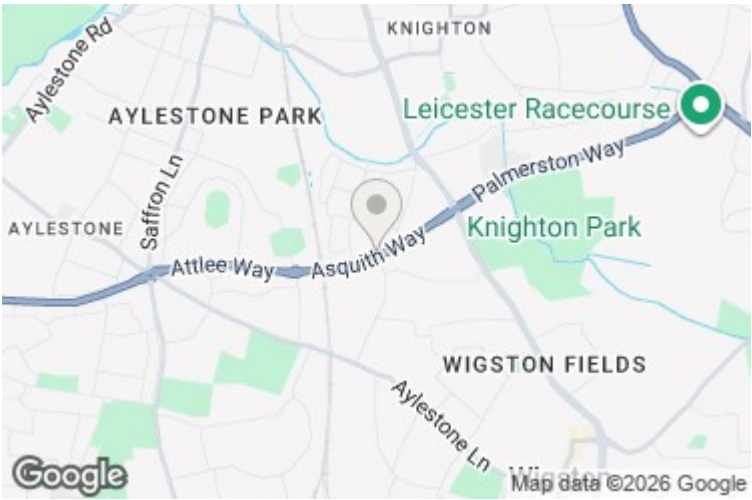
This must be paid before we can issue a memorandum of sale.

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



Ground Floor

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.



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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

