



Offers In The Region Of £200,000

Hawkesbury Road, Leicester, LE2 8EP

- Terraced Property
- Two Reception Rooms
- Nursery/Study
- EPC Rating D Council Tax Band A
- No Chain
- Two Bedrooms
- Kitchen
- Downstairs Bathroom
- Courtyard Garden
- Freehold



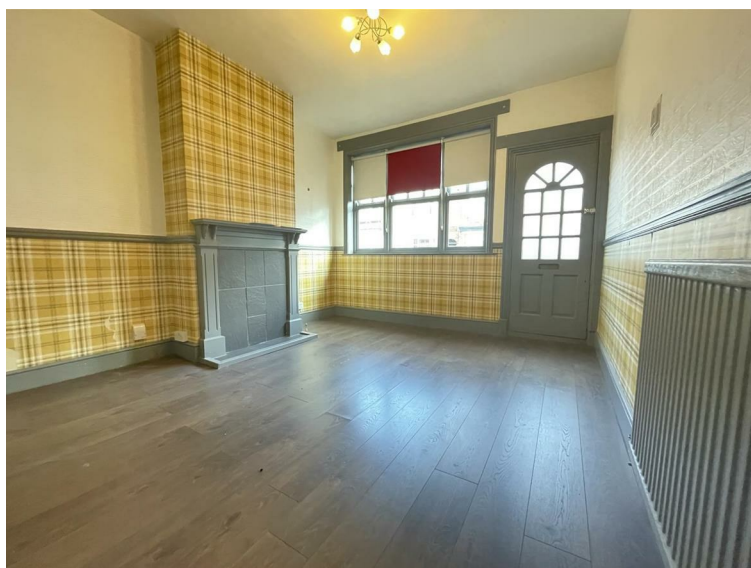
A well presented TWO BEDROOM terraced house located in Aylestone, with NO UPPER CHAIN.

The property has TWO RECEPTION ROOMS, kitchen, and DOWNSTAIRS BATHROOM.

There are two bedrooms and a NURSERY/STUDY room which is accessed via the second bedroom, on the first floor.

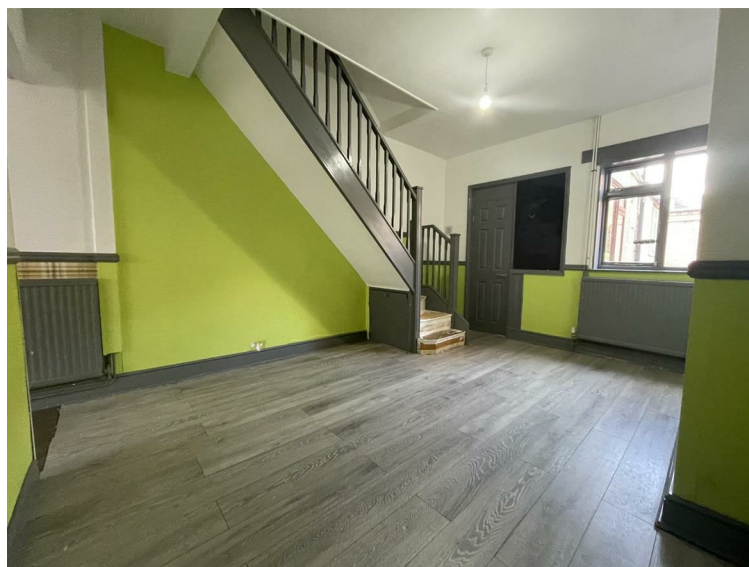
To the rear is a courtyard garden with seating area.

Located close to local shops and schools and easy access to Leicester City Centre.



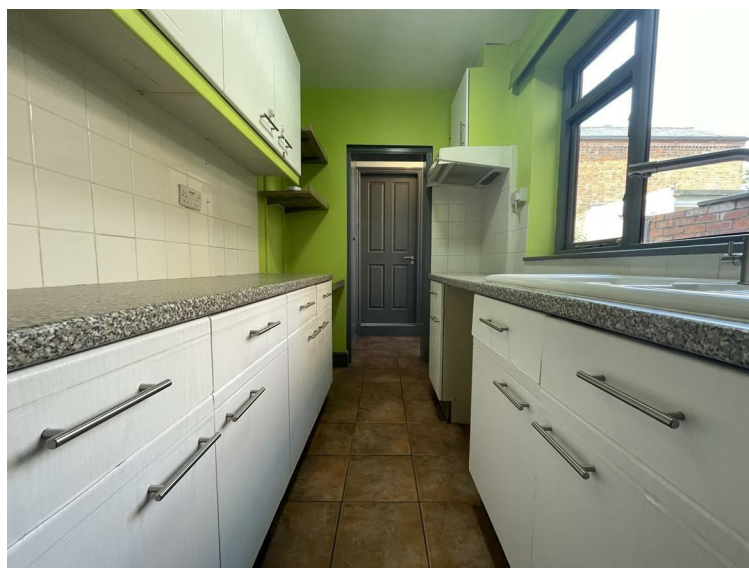
RECEPTION ONE
12'4" x 11'3" (3.77 x 3.45)

Front door, fireplace surround, radiator, double glazed window to front aspect.



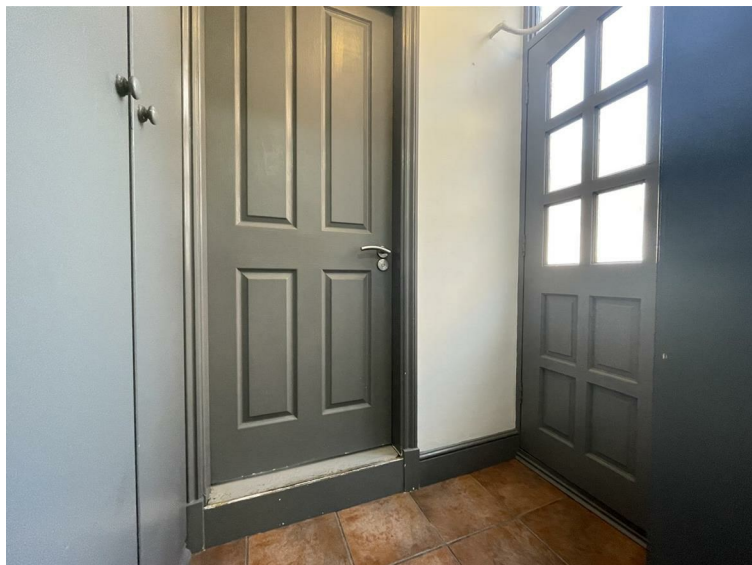
RECEPTION TWO
14'9" x 11'4" (4.50 x 3.46)

Radiator, open plan staircase rising to first floor, double glazed window to rear aspect.



KITCHEN
9'1" x 5'11" (2.77 x 1.81)

Fitted units with work tops and tiled splash backs, sink with drainer, extractor, gas point, plumbing for washing machine, tiled floor, double glazed window to side aspect.



LOBBY

Built in cupboard, door to side aspect.



BEDROOM ONE

13'1" x 11'11" (3.99 x 3.64)

Coving, radiator, double glazed window to front aspect.



DOWNSTAIRS BATHROOM

8'7" x 5'6" (2.63 x 1.69)

Bath with electric shower, pedestal wash hand basin, low level W/C, part tiled walls, radiator, double glazed frosted window to side aspect.



BEDROOM TWO

13'0" reducing to 8'5" x 11'10" (3.98 reducing to 2.58 x 3.62)

Coving, two built in cupboards, radiator, double glazed window to rear aspect, door into

LANDING

Access to loft, built in cupboard



NURSERY/STUDY

8'11" x 5'11" (2.74 x 1.81)

Built in cupboard housing boiler, double glazed window to rear aspect.



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



OUTSIDE

Courtyard garden with Paved part paved area and raised seating area, gate to front.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

AML DISCLAIMER

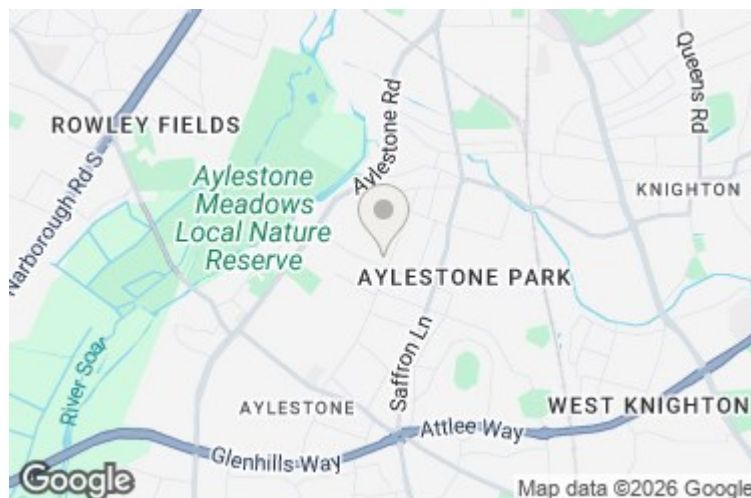
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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

Est.1985

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

