



## Asking Price £220,000

**Cavendish Road, Leicester, LE2 7PG**

- Spacious Palisaded Terraced
- Through Lounge-Diner
- Garden Room
- Bathroom
- No Upper Chain
- Two Double Bedrooms
- Kitchen
- Conservatory
- EPC Rating D Council Tax Band A
- Freehold



A Spacious TWO DOUBLE BEDROOM palisaded terraced home with the benefit of a GARDEN ROOM and CONSERVATORY located in AYLESTONE.

This charming home briefly comprises an entrance hallway, THROUGH LOUNGE-DINER, kitchen, garden room and conservatory on the ground floor.

On the first floor are two bedrooms and a bathroom.

To the rear is a pretty courtyard garden with seating area and small pond.

Cavendish Road has easy access to the City Centre, Aylestone Meadows, and LRI.



**THROUGH LOUNGE-DINER**



**ENTRANCE HALLWAY**

Double glazed front door, coving, radiator, staircase rising to first floor.



**LOUNGE AREA**

**13'11" x 11'8"ax reducing to 9'11" (4.25 x 3.58max reducing to 3.04)**

Gas fire (not connected), meter cupboard, coving, picture rail, stripped floorboards, radiator, double glazed box bay window to front aspect with shutters.



**DINING AREA**

**14'1" narrowing to 12'10" x 11'10" (4.30 narrowing to 3.93 x 3.61)**

Radiator, double doors to rear leading into conservatory and door leading into kitchen.



**KITCHEN**

**12'9" x 7'4" (3.91 x 2.26)**

Fitted units with worktops, induction hob with extractor above, integrated double 'Bosch' electric oven, plumbing for washing machine, and dishwasher, sink with drainer, space for fridge freezer, tiled floor, built in under stairs cupboard, double glazed window to side aspect, door into,



**CONSERVATORY**

**8'5" x 8'0" (2.58 x 2.45)**

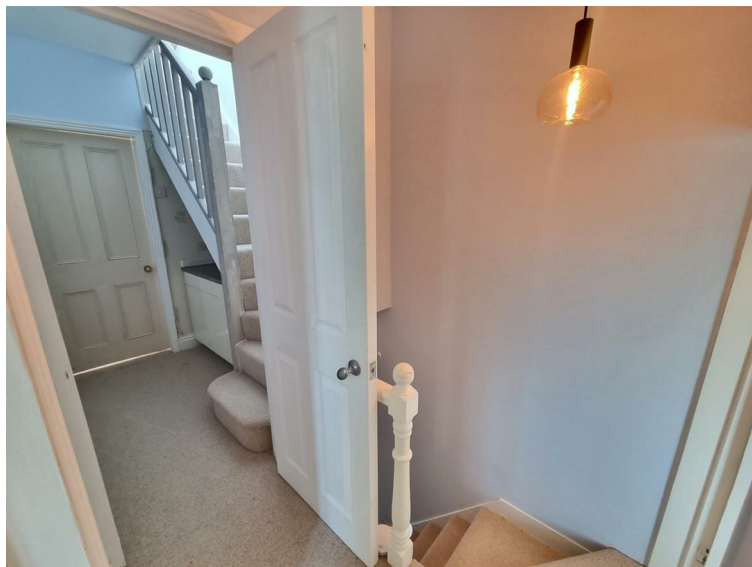
Double glazed windows to rear and side aspect, radiator, pair of double glazed doors to rear opening up into garden.



**GARDEN ROOM**

**10'9" x 6'4" (3.29 x 1.94)**

Double glazed window and door to side aspect leading into garden.



**LANDING**

Built in storage unit, staircase rising to loft.



**BEDROOM TWO**

**11'11" x 11'5" narrowing to 9'11" (3.64 x 3.50 narrowing to 3.04)**

Radiator, double glazed window to rear aspect.



**BEDROOM ONE**

**14'11" narrowing to 13'5" (4.55 narrowing to 4.09)**

Radiator, double glazed window to front aspect.



**BATHROOM**

**12'1" x 7'3" (3.69 x 2.21)**

Shower cubicle with mains shower, low level W/C, pedestal wash hand basin, heated towel rail, built in cupboard housing 'Worcester' Boiler, spot light, frosted double glazed window to side aspect with shutters.



### OUTSIDE

Courtyard garden with decking area, paved seating area, pond, water tap, power point, low level brick wall with planting area, flower borders with shrubs and bushes

To the front of the property is low brick wall with paved walkway and pebbled area.



### 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**

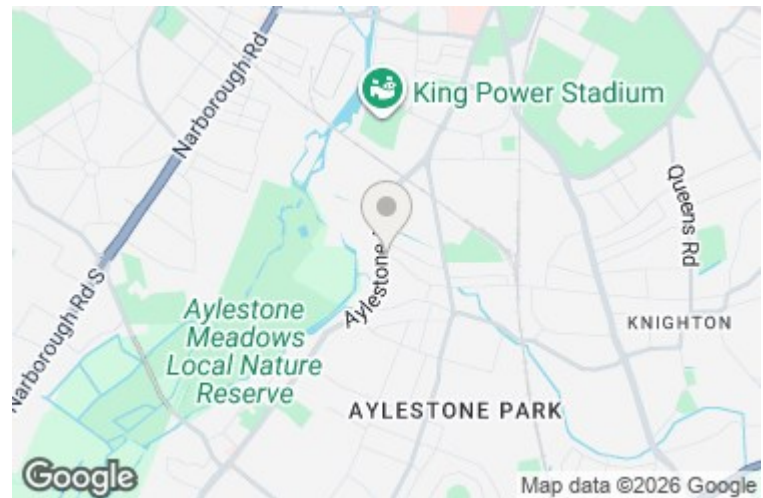
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks. These checks are carried out on our behalf of Moverly, our approved AML provider. A £50 fee (incl. vat) covers required data and any manual checks. 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



Total Area: 103.8 m² ... 1118 ft²

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			
		58	79
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	



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**THINKING OF SELLING?**

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- Internet advertising
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- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
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- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

