



Guide Price £200,000 to £220,000

Danvers Road, West End, Leicester, LE3 2AB

- Stunningly Appointed Victorian Terrace
- Contemporary Integrated Fitted Kitchen
- Four Piece Bathroom Suite & Shower
- DG, GCH, EPC D & Freehold
- Ideal First Time Buy Do Not Miss Out
- Two Reception Rooms
- Two Double Bedrooms
- Attractive Front & Rear Gardens
- Council Tax Band A
- Available With No Upward Chain



GUIDE PRICE £200,000 to £220,000 | A STUNNINGLY PRESENTED TWO BED BAY FRONTED TERRACE superbly situated within the thriving West End city suburb of Leicester, being well served for the City hospitals, Leicester Railway Station, Fosse Park shopping, the motorway networks & City Centre whilst conveniently located for an array of everyday local amenities along Narborough Road or nearby Braunstone Gate, This beautifully presented living accommodation is ready to move straight into, providing an ideal starter home that briefly comprises two reception rooms with feature fireplaces, stylish gloss finished integrated fitted kitchen, two double bedrooms, four piece hi-end boutique inspired bathroom suite & shower and attractive front & rear courtyard gardens. Early Viewing is Highly Recommended to appreciate this property NO UPWARD CHAIN



FRONT RECEPTION ROOM

13 x 11'08 (3.96m x 3.56m)

Cast iron feature fireplace with period wood surround, ceiling coving & rose, solid wood flooring, floating shelves fitted to recess, two wall mounted porthole uplighters, pine meter cupboard housing consumer unit, radiator and double glazed bay window to front elevation:



REAR RECEPTION ROOM

12'08 x 10'6 (3.86m x 3.20m)

Cast iron living flame gas fire with wood surround, under stair storage cupboard, solid wood flooring, radiator, double glazed window to rear elevation and stairs to first floor:



INTEGRATED FITTED KITCHEN

12'02 x 7'01 (3.71m x 2.16m)

Comprising a stylish range of gloss grey, anthracite base & drawer units, gloss white wall and larder units, with solid wood work surfaces over, inset with black glass sink unit & drainer and brick tiled marble effect splashbacks. Having integrated single electric oven, four ring black glass gas hob, with extractor chimney over, concealed fridge / freezer and dishwasher, concrete effect Antico flooring, column radiator, spots to ceiling and double glazed window and door to side elevation:

FIRST FLOOR LANDING

Spots to ceiling and radiator:



BEDROOM ONE

13'08 x 11'03 (4.17m x 3.43m)

Having over stair storage cupboard, radiator and double glazed window to front elevation:



BATHROOM SUITE & SHOWER

12'04 x 7 (3.76m x 2.13m)

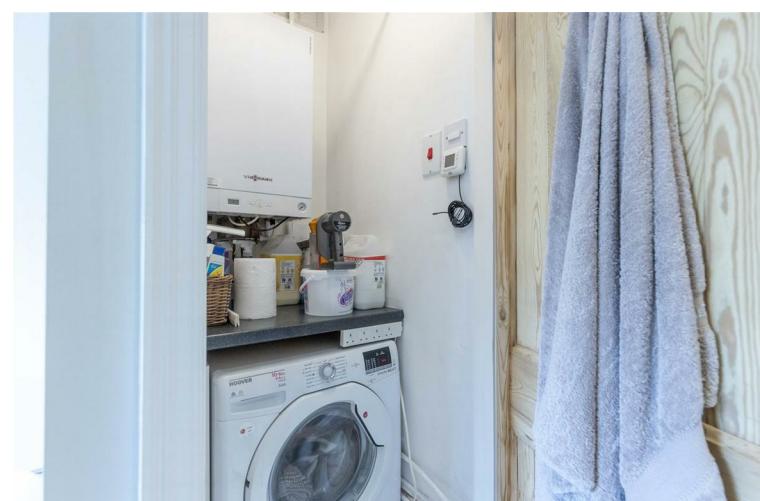
Fitted with a stylish four piece suite comprising, natural black stone panelled bath fitted with mixer taps and retractable shower head, walk-in double shower with glass shower screen and glass mosaic tiled wall, matching glass mosaic tiled shelf fitted with a glass wash hand basin and mixer tap over, low level wc, chrome heated towel rail, spots to ceiling, natural stone flooring & double glazed opaque window to rear elevation and incorporating:



BEDROOM TWO

12'03 x 11'02 (3.73m x 3.40m)

Having over stair storage cupboard, airing cupboard, radiator and double glazed window to rear elevation:



UTILITY / LAUNDRY CUPBOARD

Fitted with worksurface providing handy storage, plumbing for washing machine, sensor lighting and wall mounted 'Viessman' boiler:

OUTSIDE

To the rear is a pretty walled courtyard garden retaining two outbuildings and handy side gated entry leading to front forecourt garden:

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.

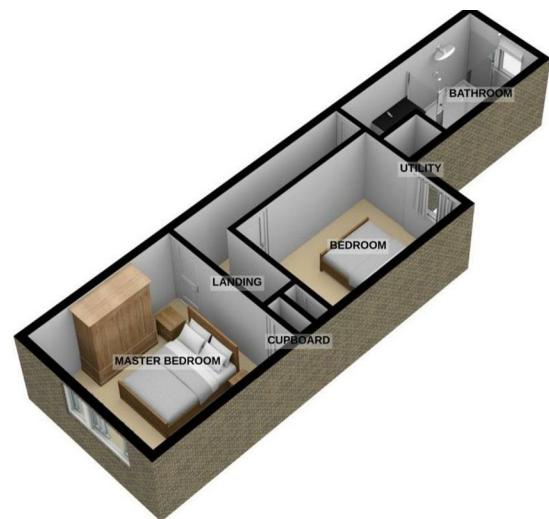
Hours of Business:

Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm

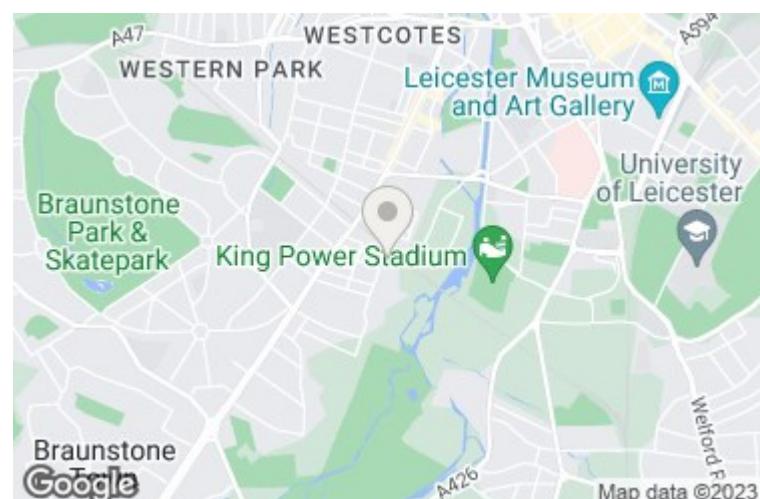
FREE VALUATION

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



| 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 | | | |
| 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 | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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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

