



Offers Over £230,000

Chestnut Road, Glenfield, Leicester, LE3 8DB

- Three Bedrooms
- Kitchen
- Bathroom
- Garage
- Freehold
- Lounge
- Semi Detached
- Off road parking
- No Chain
- EPC Rating D Council Tax Band C



Offered for sale WITH NO CHAIN is this THREE DOUBLE BEDROOM semi detached house located in GLENFIELD.

Briefly comprising a kitchen and lounge downstairs, with three bedrooms and a bathroom on the first floor.

Off road parking and garage

The garden is a good size and the house is well located within the popular village of Glenfield which offers a range of amenities including local convenience stores, a bakery and butchers, cafes, a gym, a large supermarket, regular bus routes to Leicester city centre and popular primary schooling with Glenfield Primary School being within catchment area to this property.

ENTRANCE HALL

5'6" x 3'2" (1.70 x 0.99)

Double glazed front door and window to front aspect, radiator, staircase, door leading into,



LOUNGE

13'7" x 11'8" (4.16 x 3.58)

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

LANDING

Access to loft.



KITCHEN

10'11" x 8'7" (3.33 x 2.63)

Fitted units with worktops and tiled splashbacks, sink with drainer, gas point, space for F/F, plumbing for W/M, radiator, tiled floor, under stairs cupboard, double glazed window to front aspect.



BEDROOM TWO

12'2" x 9'0" (3.72 x 2.76)

Radiator, double glazed window to rear aspect.



BATHROOM

6'7" x 5'8" (2.01 x 1.73)

Bath with electric shower, pedestal wash hand basin, low level W/C, radiator, part tiled walls, tiled floor,



BEDROOM THREE

11'8" max reducing to 8'7" x 8'11" (3.57 max reducing to 2.62 x 2.73)

Fitted wardrobe, built in cupboard housing water tank, radiator, double glazed window to front aspect.



OUTSIDE

Patio area,

To the front of the property you have a low level fence with flower borders, driveway and garage.



GARAGE

17'8" x 7'11" (5.41 x 2.42)

Up and over door, 'Worcester' boiler, door and 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

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.

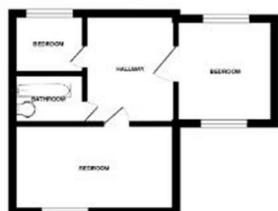
Hours of Business:

Monday to Friday 9am -5pm

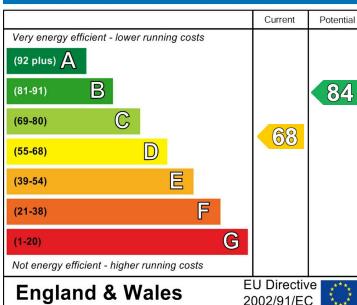
Saturday 9am - 4pm

GROUND FLOOR

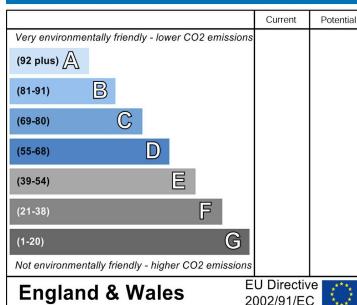
1ST FLOOR



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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

