



Offers In The Region Of £240,000

Winton Avenue, Braunstone, Leicester, LE3 1DH

- Extended End Terrace Property
- Lounge & Dining Room
- Three Good Sized Bedrooms
- Established Front & Rear Gardens
- Freehold / EPC D / Council Tax B
- Entrance Hall
- Fitted Kitchen & Ground Floor W/C
- Bathroom & Separate Shower
- Garage & Driveway
- Offered With No Upward Chain



We are pleased to offer an EXTENDED END TERRACE property on Winton Avenue, being well served for renowned local schooling, the City Centre, M1/M69 motorway networks, good transport links and everyday amenities can be found locally or at nearby Fosse Park.

Internally comprising porch, entrance hall, lounge, extended dining room and kitchen with ground floor w/c. Stairs leading to three good sized bedrooms and bathroom with separate shower. Externally the property has a front garden and established rear garden with garage and driveway.

Internal Viewing Is Highly Recommended. Offered with No Upward Chain.

PORCH

Access via upvc door:



ENTRANCE HALL

Laminate flooring, radiator, handy storage cupboard, under stairs storage and double glazed window to side aspect:



RECEPTION ROOM

11'5" x 11'11" (3.48 x 3.65)

Radiator, gas fire with marble surround. Double glazed window to front aspect:



DINING ROOM

24'11" x 11'10" narrowing to 8'2" (7.60 x 3.63 narrowing to 2.51)

Brick built feature fire, radiator, double glazed french doors leading to rear garden:



ALTERNATE ASPECT



GROUND FLOOR W/C

W/C and double glazed window to side aspect:



KITCHEN

20'0" x 7'5" (6.11 x 2.28)

Fitted kitchen with tiled flooring, fitted units with worktops over, cooker, sink / drainer. Radiator and double glazed window to rear aspect:

OUTER PORCH

Upvc door leading to rear garden:

LANDING

Double glazed window to side elevation, loft access and fitted storage cupboard:



BEDROOM ONE

12'1" x 10'0" (3.69 x 3.07)

Radiator and double glazed window to front elevation:

BEDROOM TWO

11'9" x 10'9" (3.60 x 3.30)

Radiator, fitted wardrobe and double glazed window to rear elevation:

BEDROOM THREE

8'6" x 9'5" (2.60 x 2.89)

Radiator and double glazed window to front elevation:



BATHROOM

8'6" x 7'6" (2.60 x 2.29)

Single shower cubicle with electric shower, separate bath, pedestal sink, w/c and chrome towel rail. Fitted cupboard housing 'Worcester' gas boiler. Double glazed window to rear elevation:



DRIVEWAY

Access via Fosse Road South, accessed via metal double gates. The garage has an up and over metal door:

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

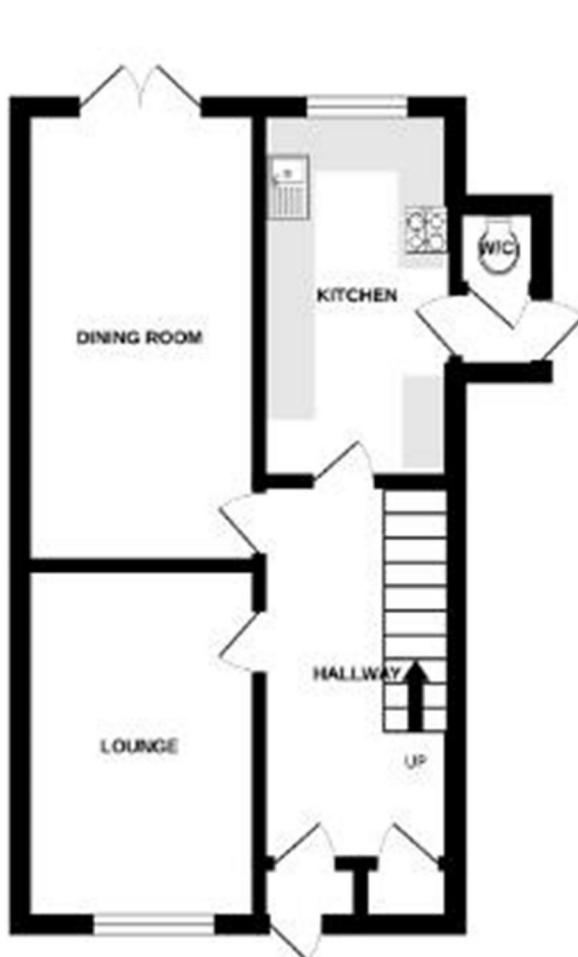
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please



OUTSIDE

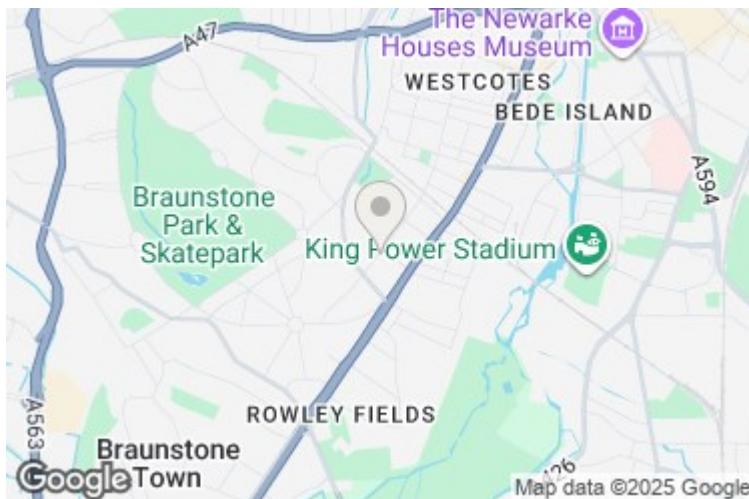
The property boasts from established front & rear gardens with side access. There is a patio leading to lawned area and door leading to garage:

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		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		
(39-54) E		
(21-38) F		
(1-20) G		
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

