



£185,000

Grace Road, Aylestone, Leicester, LE2 8AE

- Bay Fronted Terraced Property
- Stylish Upgraded Fitted Kitchen
- Bathroom Suite & Shower
- DG, GCH, C/Tax A, EPC C & Freehold
- Impeccably Appointed
- Two Reception Rooms
- Two Double Bedrooms
- Front & Rear Gardens
- Ideal First Time Buy or Investment
- Highly Recommended



A DELIGHTFULLY APPOINTED & EXTENDED TWO BED STYLISH TERRACED PROPERTY

Superbly situated within the popular city suburb of Aylestone, being well served for Leicester University, the City Centre, City Hospitals, Railway Station, motorway networks & an array of everyday local shops, eateries and amenities are on the doorstep. This impeccably presented living accommodation would provide a very comfortable family home or Investment Opportunity that briefly comprises, two reception rooms, streamlined upgraded fitted kitchen, two double bedrooms, bathroom suite with shower and a pretty landscaped rear courtyard garden

EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE



REAR RECEPTION ROOM
11'01 x 10'09 (3.38m x 3.28m)

Feature open fireplace with pretty tiled inserts, tiled hearth and pine mantle over, radiator, solid maple flooring, door to under stairs storage cupboard, stairs to first floor and double glazed window to rear elevation:



FRONT RECEPTION ROOM
13'02 (into bay) x 11'01 (4.01m (into bay) x 3.38m)

Feature coal effect gas fireplace with pine mantle over, radiator, pine meter cupboard, coving, ceiling rose and double glazed bay window to front elevation:



FITTED KITCHEN
12'05 x 5'08 (3.78m x 1.73m)

Fitted with a matching range of white base and eye level units with, stainless steel drawers and veneer worktops over, stainless steel sink with single drainer and mixer tap, teal glass tiled splashbacks, having integrated stainless steel electric oven, induction hob, plumbing for washing machine and space for fridge/freezer with wall mounted boiler, double glazed windows and door to side and laminate flooring:

FIRST FLOOR LANDING
Access to loft



BEDROOM ONE

11'01 x 11 (3.38m x 3.35m)

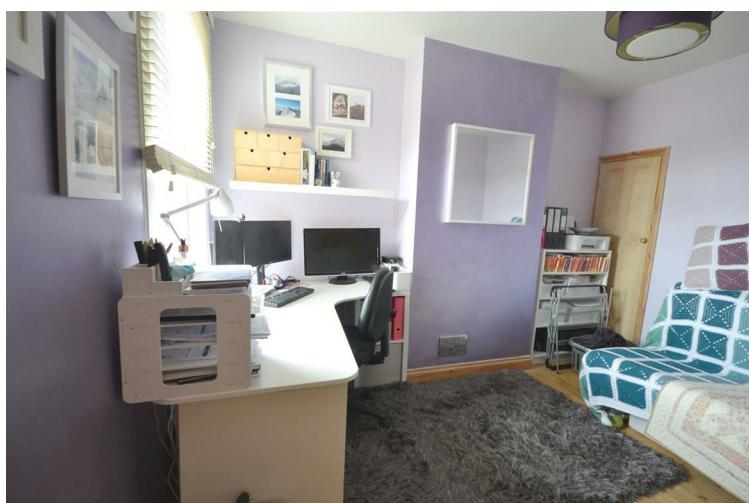
Double glazed window to front, radiator with shelf over and double wood style wardrobe (£POA):



BATHROOM SUITE

12 x 5'07 (3.66m x 1.70m)

Three piece white suite comprising wood panelled bath with shower over, period pedestal sink and matching WC, tiled splashbacks with glass mosaic border, obscure double glazed window to rear, airing cupboard housing hot water tank, radiator and solid wood flooring:



BEDROOM TWO

10'07 x 8 (3.23m x 2.44m)

Exposed solid wood flooring, over stair storage cupboard, radiator & double glazed window to rear:



OUTSIDE

To the rear elevation is a low maintenance pretty paved courtyard garden, two secure brick-built outbuildings, boundary wall surround with raised screened privacy fencing and rear gated entryway. To the front elevation is a walled forecourt garden with picket fence surround:

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:

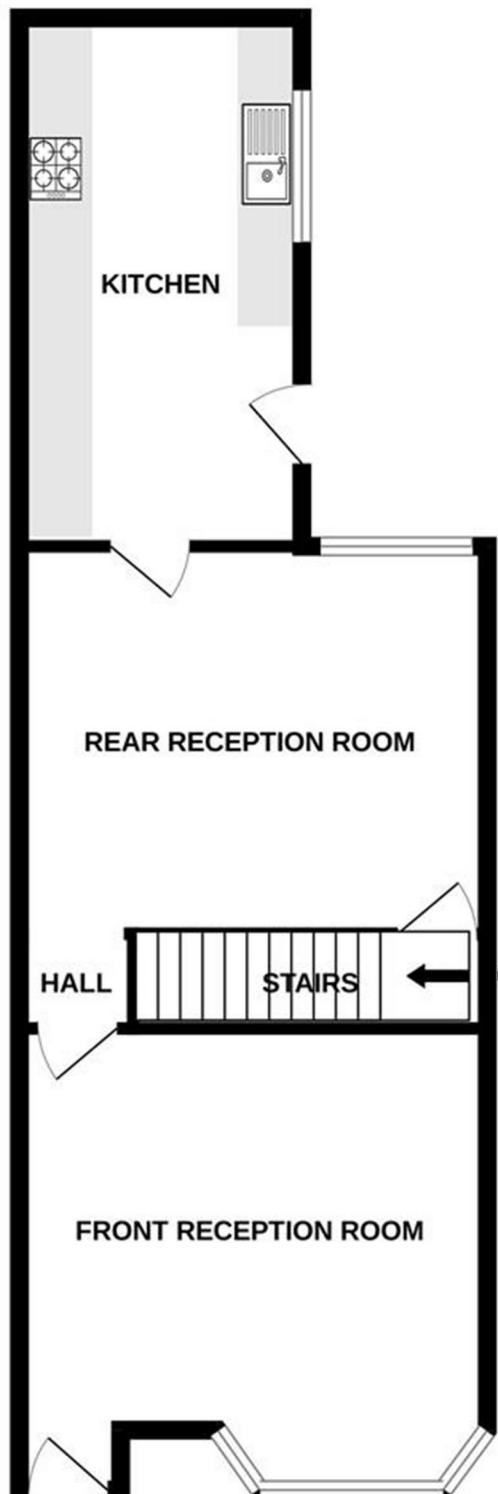
Monday to Friday 9am - 5.30pm

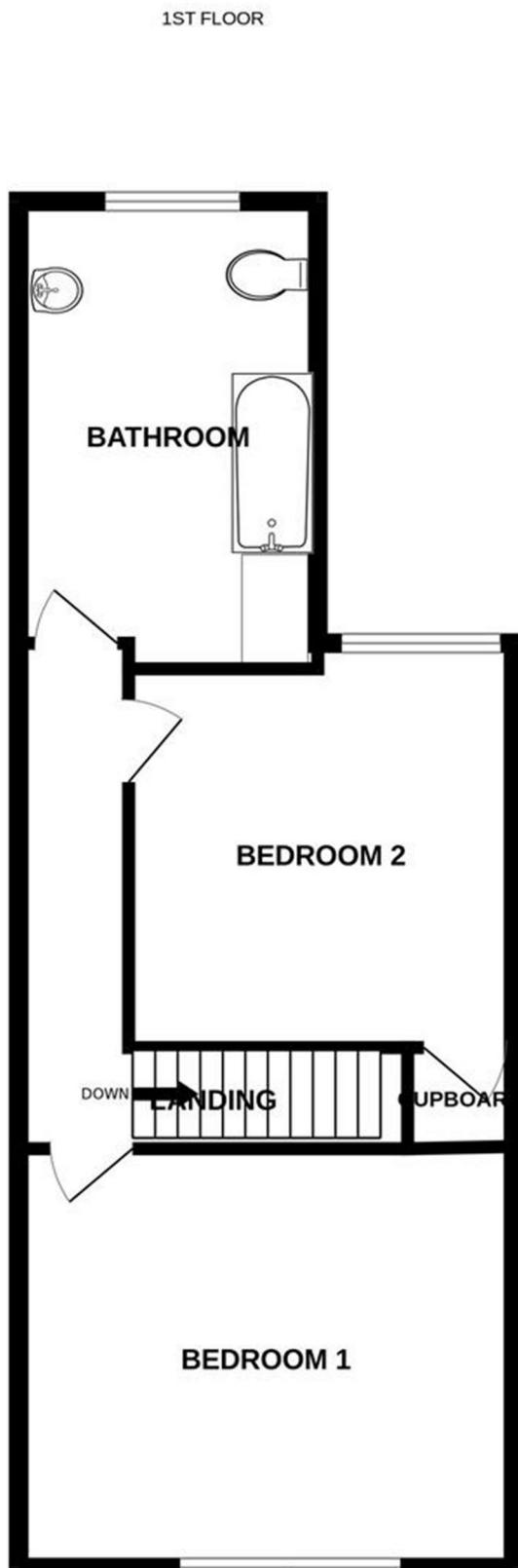
Saturday 9am - 4pm

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

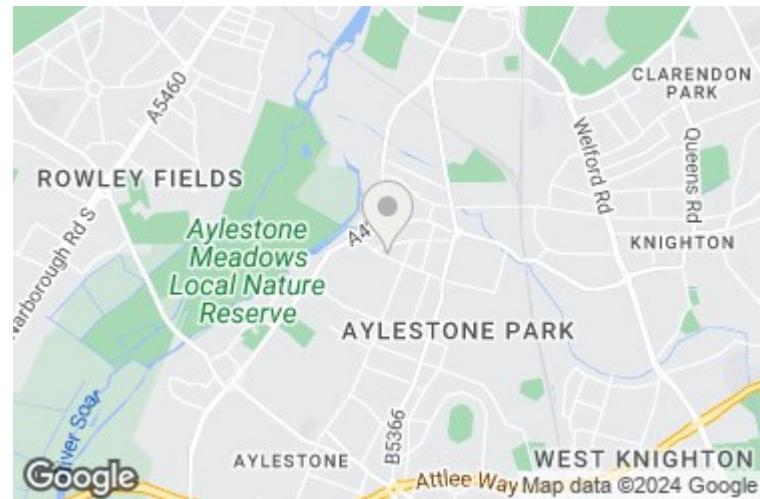
GROUND FLOOR





Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus) A	89
(81-91) B	71
(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
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

