



## Price Guide £220,000 - £230,000

**Folville Rise, Leicester, LE3 1EE**

- Semi Detached
- Lounge
- Shower Room
- Freehold
- No Upper Chain
- Three Bedrooms
- Kitchen-Diner
- Large Garden
- Own Driveway
- EPC Rating D Council Tax Band A



GUIDE PRICE £220,000-£230,000

A great opportunity to purchase a THREE BEDROOM family home, WITH SCOPE TO EXTEND subject to the usual planning consents, in BRAUNSTONE.

The property briefly comprises an entrance hall, lounge-diner and breakfast kitchen to the ground floor.

On the first floor there are three bedrooms and a shower room.

To the rear is a GOOD SIZED GARDEN mainly laid to lawn with slabbed area for seating and flower borders with various plants and shrubs.

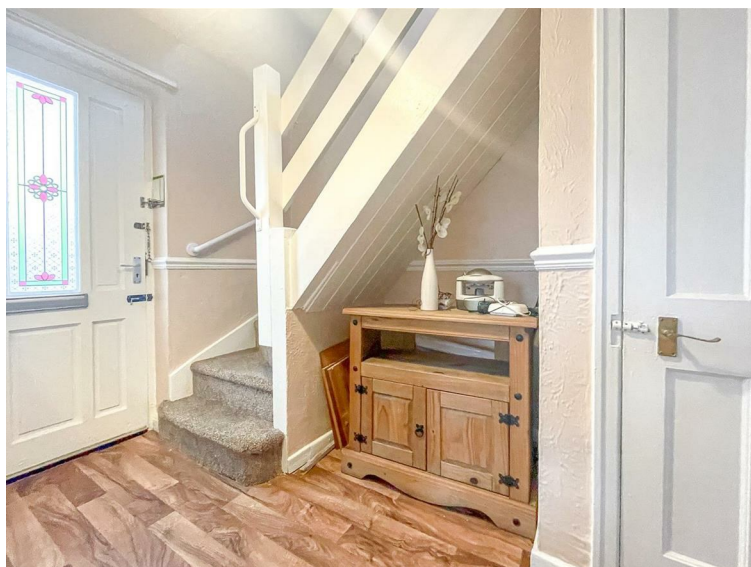
The house is offered for sale with NO UPPER CHAIN.



#### LOUNGE-DINER

18'10" x 11'10" (5.76 x 3.63)

Gas fireplace, radiator, double glazed window to front aspect, double glazed sliding patio doors to rear elevation leading into garden.



#### ENTRANCE HALL

Front door, staircase rising to first floor, radiator.

#### BUILT IN STORE ROOM

4'1" x 2'4" (1.25 x 0.73)

Meters, double glazed window to front aspect.



#### OTHER ASPECT



**BREAKFAST KITCHEN**  
**12'2" x 9'6" (3.73 x 2.91)**

Fitted units with worktops, sink with drainer, cupboard housing the boiler, plumbing for washing machine, space for fridge freezer, radiator, tiled floor, double glazed window to side and rear aspects, door to rear elevation leading out into the garden.



**BEDROOM ONE**  
**12'2" x 10'8" (3.73 x 3.26)**

Built in cupboard, radiator, double glazed window to rear aspect.



**LANDING**

Access to loft, double glazed window to front aspect.



**BEDROOM TWO**  
**10'9" x 8'11" (3.30 x 2.72)**

Radiator, double glazed window to rear aspect.



**BEDROOM THREE**  
**10'8" x 6'5" (3.26 x 1.96)**

Radiator, double glazed window to front aspect.



**OUTSIDE**

Good sized rear garden mainly laid to lawn with patio area, gate to front aspect.



**SHOWER ROOM**  
**7'8" x 6'3" (2.34 x 1.93)**

Shower cubicle with electric shower, low level W/C, pedestal wash hand basin, built in cupboard, radiator, part tiled walls, tiled floor.

To the front of the property is a low level fence, metal gate and gate giving access to the driveway providing off street parking, 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 270 939



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			87
(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	

**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



# Barkers

Est.1985

**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

