



**£275,000**

**Queens Road, Knighton, Leicester, LE2 3FP**

- Semi Detached Property
- Communal Lounge
- Modern Kitchen
- Rear Garden & Off Road Parking
- No Upward Chain
- Knighton Location
- Electric Heating
- Shower Room & a separate W/C
- EPC E / Council Tax B / Freehold
- Early Viewing Advised



A great opportunity to purchase this THREE BEDROOM BAY FRONDED SEMI DETACHED property located on a sought after road in KNIGHTON.

The spacious property provides an outstanding family home or investment opportunity and briefly briefly comprises entrance hall, two reception rooms and fitted kitchen. To the first floor there are three bedrooms and a shower room and rear garden. The accommodation is CURRENTLY LET TO THREE STUDENTS and generating £1350 per calendar month until 30/6/26.

Offered with No Upward Chain.

#### ENTRANCE HALL

Electric wall heater, stairs leading to first floor:



#### BEDROOM ONE

**12'11" (into bay) x 11'4" (3.94 (into bay) x 3.46 )**

Electric wall heater, double glazed bay window to front aspect:



#### COMMUNAL LOUNGE

**12'11" x 11'4" (3.95 x 3.46 )**

Electric wall heater, sliding UPVC leading to rear garden:



#### KITCHEN

**8'4" x 6'3" (2.55 x 1.93 )**

Re-fitted kitchen with electric oven, hob and extractor. Washing machine and fridge / freezer. Double glazed window to rear aspect:



### BEDROOM TWO

13'1" (into bay) x 11'0" (3.99 (into bay) x 3.36 )

Electric wall heater, double glazed bay window to front elevation:



### SHOWER ROOM

7'9" x 8'0" (2.37 x 2.44 )

Shower cubicle with 'Triton' shower, pedestal wash hand basin and w/c. Double glazed window to rear elevation:



### BEDROOM THREE

12'4" x 11'5" (3.78 x 3.48 )

Electric wall heater and double glazed window rear elevation:



### STUDY ROOM

7'9" x 8'0" (2.37 x 2.44 )

Electric wall heater and double glazed window to front aspect:

### W/C

Wash hand basin and w/c:

### OUTSIDE

A lawned rear garden with side access:

### DISCLAIMER

The images in these particulars were taken prior to the current tenancy taking place:

### 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.

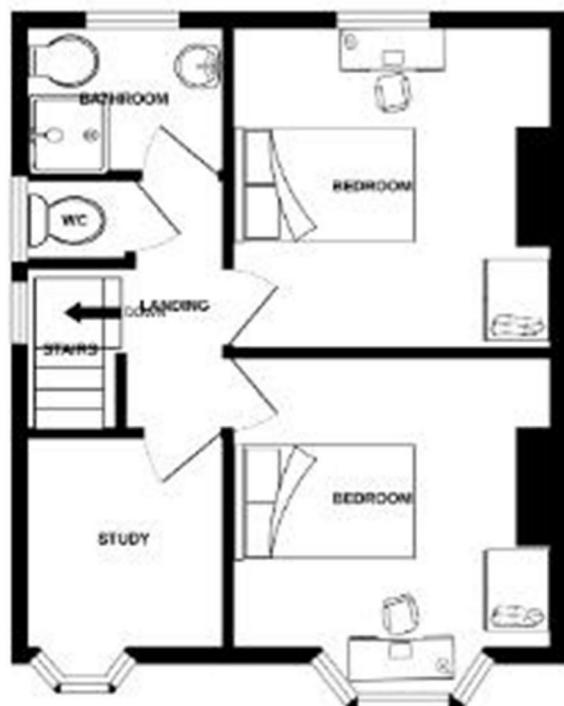
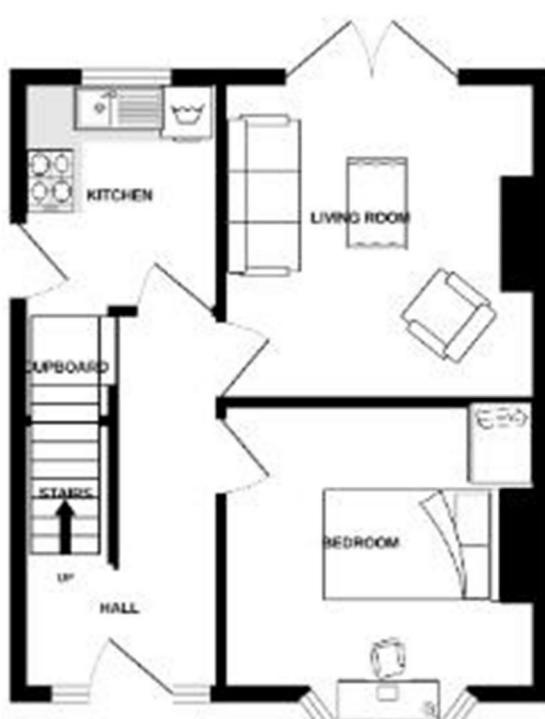
#### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

#### Hours of Business:

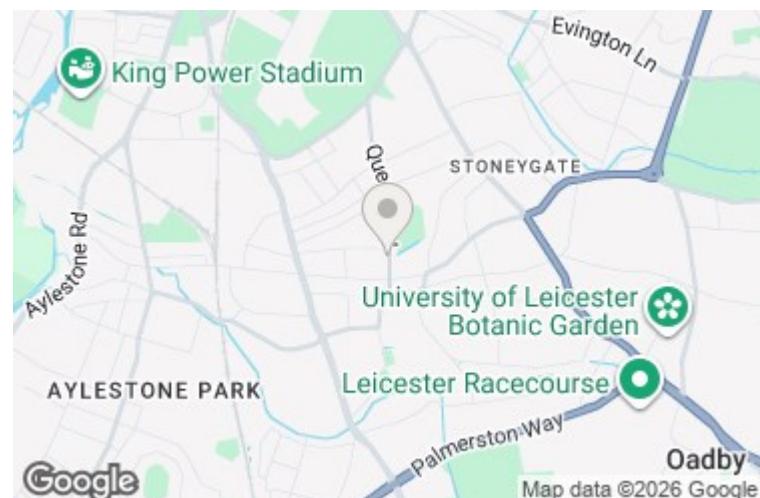
Monday to Friday 9am -5pm

Saturday 9am - 4pm



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		
(21-38)	F	39	
(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		
(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	



# 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

