



Guide Price £210,000 - £230,000

Knightsbridge Road, Glen Parva, Leicester, LE2 9TZ

- End Of Terrace
- Lounge
- Conservatory
- Downstairs Shower room
- Freehold
- Three Bedrooms
- Dining Room
- Kitchen
- Bathroom
- Council Tax Band A EPC Rating D



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Nestled within a CUL-DE SAC of Knightsbridge Road, this delightful THREE BED END TERRACE house in GLEN PARVA is waiting to be discovered. This lovely property is set over two floors, offering great living accommodation.

The home boasts THREE RECEPTIONS ROOMS, a DOWNSTAIRS SHOWER ROOM and upstairs there are THREE BEDROOMS and a BATHROOM,

Transportation links are excellent with South Wigston railway station close by, provides direct connections to Leicester city centre, additionally, the area is well-served by bus routes.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



LOUNGE

15'7" x 6'6" (4.75 x 2.)

Coving, dado rail, radiator, double glazed window to front aspect, folding glazed doors leading into dining room



ENTRANCE HALLWAY

Double glazed front door, built in cupboard, radiator, staircase rising to first floor.



OTHER ASPECT



DINING ROOM

11'4" x 7'8" (3.47 x 2.35)

Coving, radiator, double glazed door to side leading into lean to, sliding double glazed doors to rear leading into conservatory.



OTHER ASPECT



KITCHEN

14'4" x 8'0" (4.37 x 2.44)

Fitted units with worktops and tiled splash backs, sink with drainer, plumbing for D/W, four ring gas hob with oven and extractor, tiled floor, door into inner hallway,



CONSERVATORY

10'9" x 9'11" (3.29 x 3.04)

Tiled floor, double glazed windows to side and rear aspects, pair of double glazed doors to rear leading to garden. radiator, door into inner hallway.

DOWNSTAIRS SHOWER ROOM

7'1" x 4'8" (2.17 x 1.43)

Shower cubicle with mains shower, low level W/C, wash hand basin, built in cupboard housing 'Worcester' boiler, radiator,

LEAN TO

storage room, double glazed door to rear aspect.

LANDING

Radiator, access to loft.



BEDROOM ONE
14'2" x 9'1" (4.32 x 2.77)

Built in recess wardrobe, radiator, double glazed window to front aspect.



BATHROOM
6'11" x 6'0" (2.12 x 1.84)

Bath with shower attachment, vanity unit, low level W/C, tiled walls, radiator, double glazed frosted window to rear aspect.



BEDROOM TWO
10'10" x 9'0" (3.32 x 2.76)

Fitted wardrobe, radiator, double glazed window to rear aspect.

BEDROOM THREE
9'10" x 7'1" (3.00 x 2.18)

Fitted wardrobe, radiator, double glazed window to front aspect.



OUTSIDE

Gate to side aspect. laid with pebbles,

To the front of the property is a grassed area with a front gate.



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

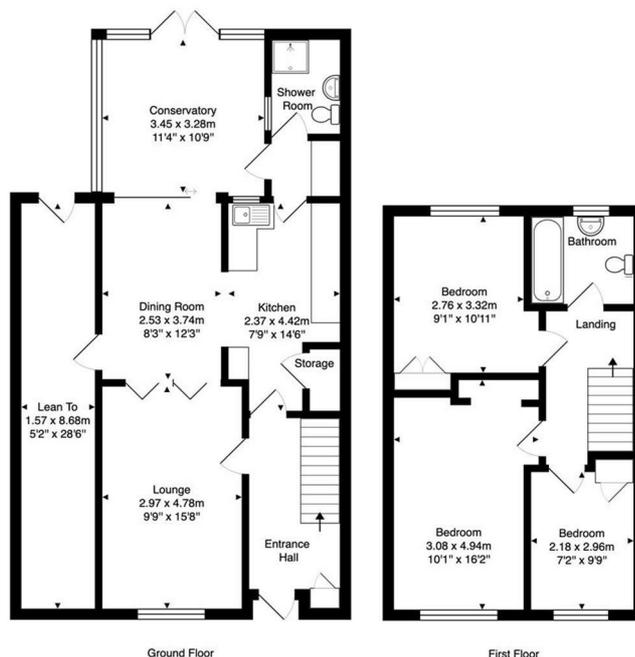
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors 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.

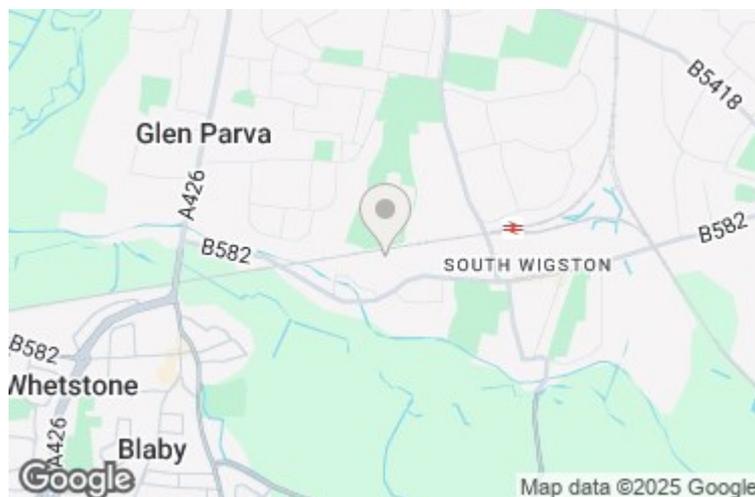
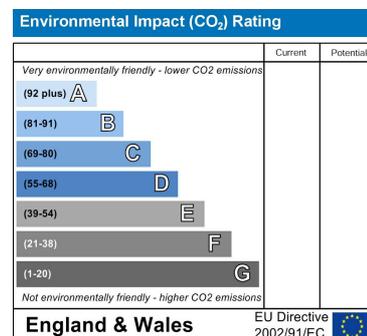
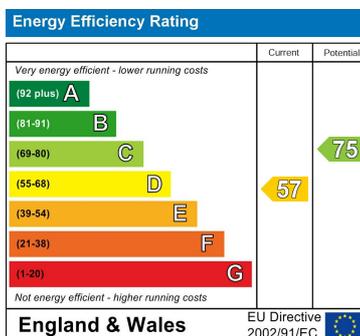
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5pm
Saturday 9am - 4pm



Total Area: 119.0 m² ... 1281 ft² (excluding loft space)

All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy.



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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

