



£180,000

Park Road, Blaby, Leicester, LE8 4ED

- END TERRACED PROPERTY
- Entrance Halleay
- Spacious Kitchen
- Generous Sized Bathroom
- Front & Rear Gardens

- FULL REFURB REQUIRED
- Two Open Plan Reception Rooms
- Three Bedrooms
- GCH, DG, EPC C & Freehold
- No Upward Chain



A THREE BED END TERRACED PROPERTY REQUIRING FULL MODERNISATION THROUGHOUT & OFFERING SCOPE TO ADD VALUE Situated in the sought after village location of Blaby, being well served for the popular nearby shopping centre offering a good range of everyday amenities, renowned local schooling, easy access to the City Centre, motorway networks and Fosse Park. The property requires a cosmetic upgrade throughout in order to provide a comfortable starter/family home or Investment that briefly comprises, entrance hallway, two open aspect reception rooms, spacious kitchen, three bedrooms and generous sized bathroom, Having attractive front & rear gardens, DG, GCH & EPC D. OFFERING POTENTIAL TO ADD VALUE | EARLY VIEWING RECOMMENDED | NO UPWARD CHAIN

ENTRANCE HALLWAY

With stairs to first floor:



FRONT RECEPTION ROOM

12'8 x 11'97 (3.86m x 3.35m)

Double glazed window to front elevation and radiator, open plan aspect to rear reception room:



REAR RECEPTION ROOM

12'8 x 11'91 (3.86m x 3.35m)

Double glazed window to rear elevation, under stair storage cupboard, radiator and open plan aspect through to front reception room:



KITCHEN

13'7 x 9'02 (4.14m x 2.79m)

Comprising base, wall & drawer units, with work surfaces over inset with sink unit & drainer. Double glazed windows and rear to side elevations and door to side:

FIRST FLOOR LANDING

Laminate wood flooring, radiator and loft access:



BEDROOM ONE

12.2 x 11'55 (3.66m,0.61m x 3.35m)

Radiator, laminate wood flooring and double glazed window to front elevation:



BEDROOM THREE

8'8 x 6'3 (2.64m x 1.91m)

Radiator, laminate wood flooring and double glazed window to front elevation:



BEDROOM TWO

12 x 11'6 (3.66m x 3.51m)

Radiator and double glazed window to rear elevation:



BATHROOM

13'6 x 9'09 (4.11m x 2.97m)

Fitted with a four piece suite, airing cupboard housing GlowWorm boiler, radiator & double glazed opaque window to rear elevation:



OUTSIDE

Deep set established rear garden with fenced boundaries and pebbled forecourt front garden:

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

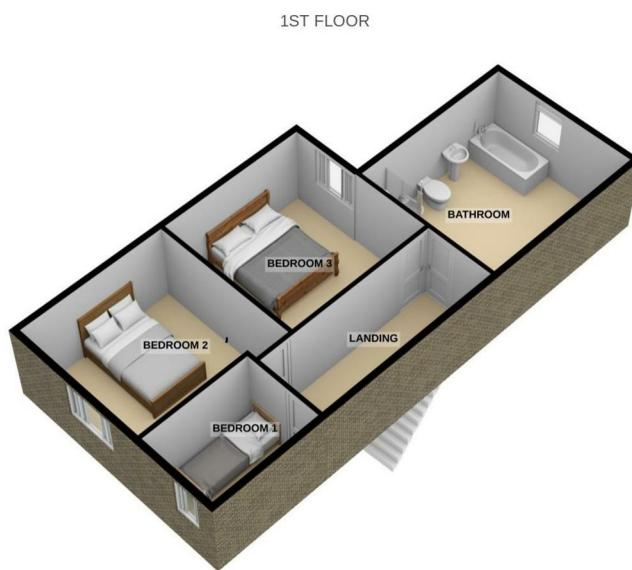
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors 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 - 5.30pm
Saturday 9am - 4pm



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

