



Guide Price £170,000 - £180,000

Lord Byron Street, Knighton Fields, Leicester, LE2 6DU

- End Terraced Property
- Downstairs Bathroom
- Dining Room
- EPC Rating D
- Freehold
- Two Bedrooms
- Lounge
- Courtyard Garden
- Council Tax Band A



Guide Price £170,000 - £180,000 A well presented END OF TERRACE property ideal for first time buyers in KNIGHTON FIELDS.

The property briefly comprises TWO RECEPTION ROOMS, kitchen, and downstairs bathroom. On the first floor, TWO BEDROOMS. There is a nice sized COURTYARD GARDEN to the rear.

This property is located off Welford Road and benefits from being in close proximity to many amenities such as University of Leicester, supermarkets, recreational facilities, and much more. The area is serviced by frequent bus links.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



RECEPTION TWO

12'7" x 6'10" (3.85 x 2.09)

Built in cupboard, radiator, double glazed doors to side aspect opening out to rear courtyard.



RECEPTION ONE

12'6" x 11'10" (3.83 x 3.63)

Double glazed front door, radiator, coving, double glazed window to front aspect.



KITCHEN

9'1" x 6'10" (2.79 x 2.10)

Fitted units with worktops and tiles splashbacks, sink with drainer, gas point and space for a freestanding cooker, space for F/F, plumbing for W/M, double glazed door and window to side aspect.



BATHROOM

7'1" x 5'1" (2.18 x 1.57)

Bath, low level W/C, pedestal wash hand basin, heated towel rail, part tiled walls, double glazed frosted windows to side and rear elevation.

LANDING

Access to loft.



BEDROOM ONE

12'7" x 11'10" (3.84 x 3.63)

Built in Cupboard housing boiler, radiator, double glazed window to front aspect.

BEDROOM TWO

9'6" x 7'0" (2.91 x 2.14)

Radiator, double glazed window to rear aspect.



OUTSIDE

Decking and paved area. Gate to side giving access for bins to be taken out.



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.

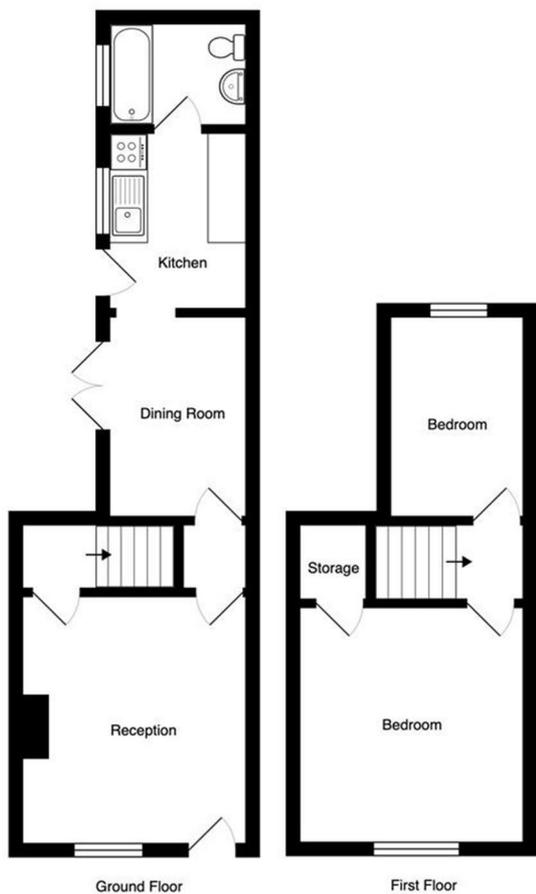
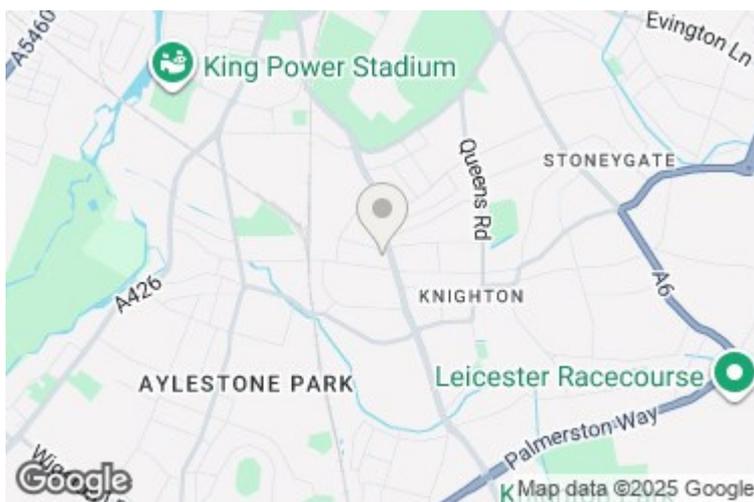
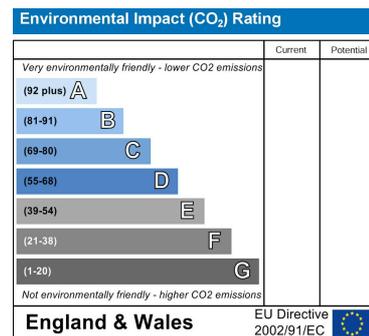
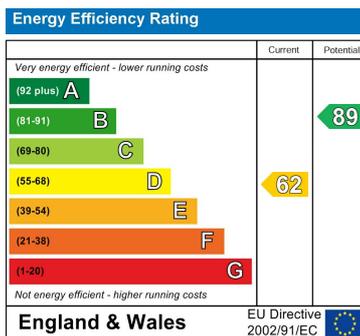
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



Total Area: 63.2 m² ... 680 ft²

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.

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

