SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









Guide Price £190,000 - £200,000

Watkin Road, Leicester, LE2 7HW

- Well Presented Two Bedroom Quarter House
- Downstairs W/C
- Shower Room
- EPC Rating C / Council Tax Band B
- Allocated Parking
- Entrance Hall
- Open Plan Kitchen / Lounge
- Good Location
- No Upper Chain
- Freehold Property



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79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

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A modern and well presented TWO BEDROOM quarter house located in the poplar FREEMANS MEADOW.

This property is would be great starter home or investment.

Briefly comprising of an entrance hallway, downstairs W/C, OPEN PLAN kitchen / Lounge on the ground floor.

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

The Home benefits from an ALLOCATED PARKING SPACE and is situated close to De Montfort University, Leicester City Centre and the Royal Infirmary.



ENTRANCE HALL
5'5" x 3'5" (1.66 x 1.05)
Double glazed front door, alarm panel.



DOWNSTAIRS W/C
5'4" x 2'9" (1.65 x 0.84)
Low level W/C, pedestal wash hand basin, fuse box, extractor, tiled floor, radiator.



OPEN PLAN KITCHEN / LOUNGE
16'7" max reducing to 9'8" x 16'7" (5.07 max reducing to 2.95 x 5.06)
Radiator, staircase rising to first floor, double glazed window to front aspect.

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KITCHEN
Fitted units with worktops and matching splash backs, sink with drainer, four ring gas hob with oven and extractor, plumbing for washing machine, space for fridge freezer, radiator,

BEDROOM ONE
13'0" x 8'5" (3.97 x 2.59)
Built in cupboard, radiator, two double glazed windows to front aspect, pair of double glazed doors opening on to juliet balcony facing front elevation.





LANDING
Radiator, two built in cupboards, one housing the boiler and the other the water tank.

BEDROOM TWO
7'9" x 6'8" (2.38 x 2.05)
Radiator, double glazed window to front aspect.



SHOWER ROOM
6'7" x 4'5" (2.01 x 1.37)
Shower cubicle with mains shower and tiled splash backs, low level W/C and pedestal basin.

OUTSIDE
To the front of the property is a storage cupboard, communal garden laid to lawn with paved walkway taking you to the car parking area.



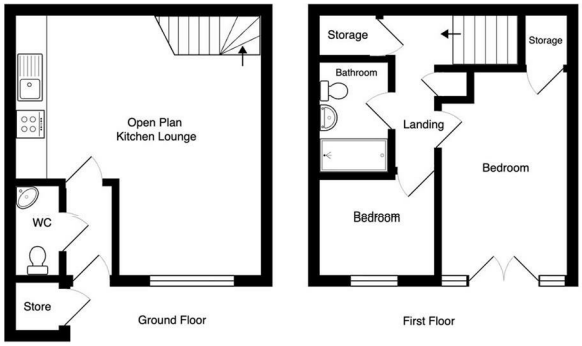
CAR PARKING
There is an allocated parking space for the property.

SERVICE CHARGE
Managing Agents Premier Estates
£326.99 Per Year which includes Grounds Maintenance.

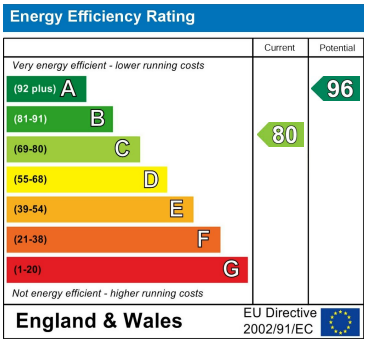
FREE VALUATION
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

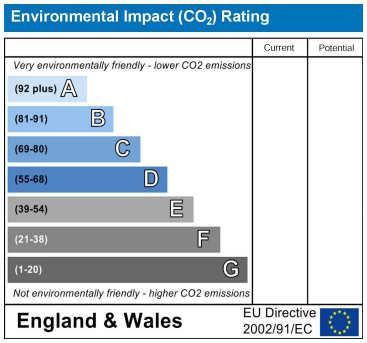
GENERAL REMARKS
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers 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

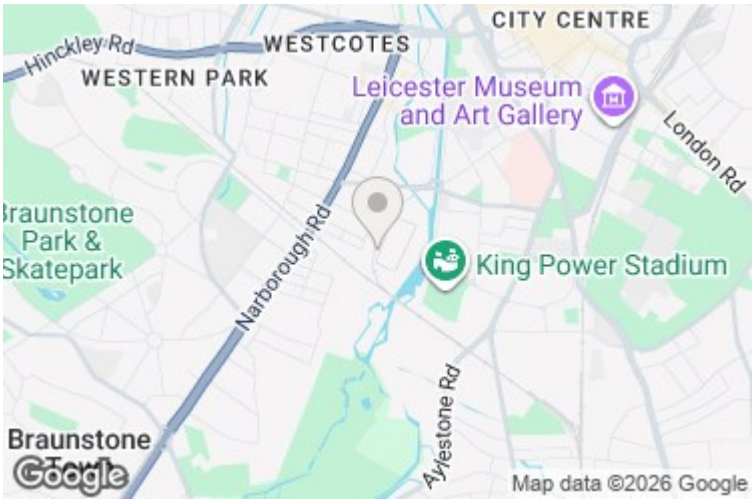
AML DISCLAIMER
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
This must be paid before we can issue a memorandum of sale.
The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



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

