



£190,000

Tennyson Street, Leicester, LE2 1HS

- Period Terraced Property
- Fitted Kitchen
- Two Double Bedrooms
- Historically Let To Three Sharers
- Freehold / EPC D / Council Tax A
- Two Reception Rooms
- Utility Area
- Shower Room
- Rear Courtyard Garden
- No Upward Chain



A GOOD SIZED TWO BEDROOM MID TERRACED property situated on Tennyson Street within walking distance to EVINGTON ROAD conveniences, places of worship, local parks and excellent transport links.

The accommodation would serve as an ideal RESIDENTIAL PURCHASE or INVESTMENT opportunity

Historically let to 3 SHARERS and internally comprises two reception rooms, fitted kitchen/utility, two double bedrooms, fitted shower room. Benefitting from Gas Central Heating and double glazing with rear courtyard garden. OFFERED WITH NO UPWARD CHAIN. EARLY VIEWING IS HIGHLY RECOMMENDED

RECEPTION ROOM ONE

11'10" x 12'9" (3.61 x 3.89)

Radiator, two double power points. Double glazed window to front aspect:

RECEPTION ROOM TWO

12'0" x 11'3" (3.66 x 3.43)

Having decorative period style fireplace with painted pine surround & tiled hearth, radiator, two double power points, t.v. aerial & cable connection, under stair storage cupboard & double glazed window to rear elevation.

FITTED KITCHEN

13'11" x 6'7" (4.24 x 2.01)

Fitted kitchen with a matching range of white gloss base, wall & drawer units with granite style works surfaces over inset with ceramic sink & drainer and checkerboard effect tiled splashback , Having a suite of integrated appliances that include double oven & grill, four ring halogen hob, fridge freezer & dishwasher, radiator, double glazed windows and door to side elevation:

UTILITY ROOM

Having plumbing for washing machine & dryer, granite effect work surfaces, tiled flooring, radiator, one double power point ,obscure double glazed window to side elevation & Upvc door to rear garden:

FIRST FLOOR LANDING

With access to loft space, radiator.

BEDROOM ONE

12'0" x 9'10" (3.66 x 3.00)

Having over stairs storage cupboard with useful hanging rail, radiator, two double power points & double glazed window to rear elevation.

BEDROOM TWO

11'10" x 11'0" (3.61 x 3.35)

Having decorative coving & picture rails, built in meter cupboard to recess, radiator, two double power points & double glazed window to front elevation.

SHOWER ROOM

13'10" x 6'9" (4.22 x 2.08)

Fitted with a contemporary suite comprising low level wc. with

concealed cistern & side cupboards, wash hand basin with a Beech effect Shaker style vanity unit, double walk in shower cubicle, built in airing cupboard housing a wall mounted 'Worcester' combination boiler, wood effect laminate flooring, inset spotlights to ceiling. radiator & obscure double glazed window to rear elevation:

OUTSIDE

The rear extends to a low maintenance paved courtyard garden, with low level boundary walled surround:

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.

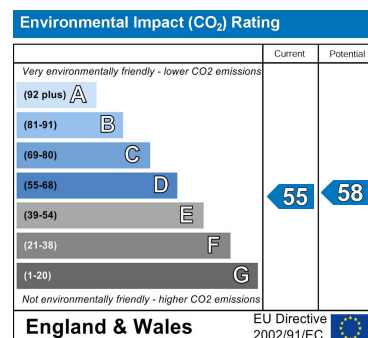
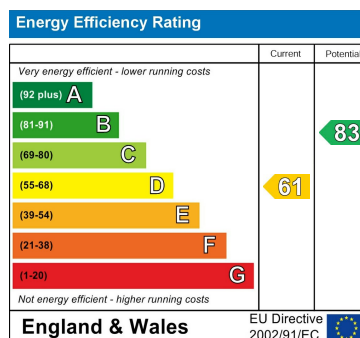
VIEWING TIMES

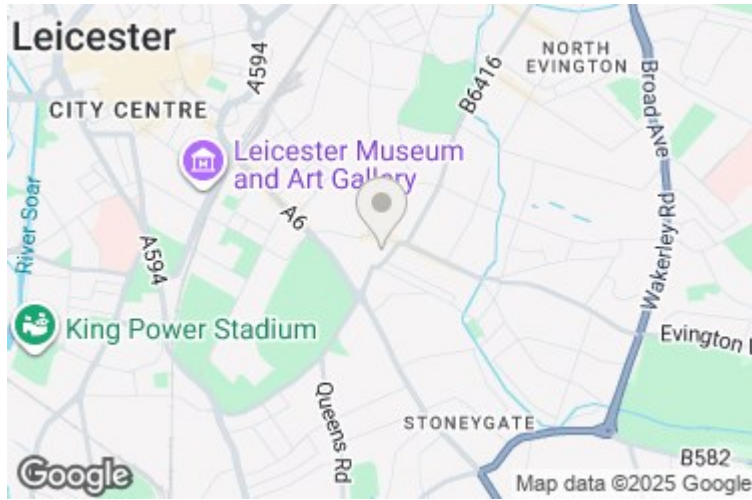
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm

Saturday 9am - 4pm









GROUND FLOOR



1ST FLOOR

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

