



## Asking Price £170,000

**Tudor Road, Leicester, LE3 5JG**

- Mid Terraced House
- Dining Room
- Two Double Bedrooms
- Courtyard Garden
- Freehold
- Lounge
- Kitchen
- Bathroom
- NO CHAIN
- EPC Rating D Council Tax Band A



Barkers are please to offer for sale this TWO BEDROOM mid TERRACED house located in WEST END.

The property briefly comprises an entrance hallway, TWO RECEPTION ROOMS and a kitchen to the ground floor. Upstairs there are TWO DOUBLE BEDROOMS, and a bathroom.

To the rear is a nice courtyard garden with original outbuildings.

Tudor Road is located just off the Hinckley Road with its great choice of restaurants and coffee bars and close to Leicester De Montfort University.

VIEWING IS HIGHLY RECOMMENDED - CALL BARKERS 0116 2709394

#### **ENTRANCE HALLWAY**

Front door, coving, under stairs storage, radiator.



#### **RECEPTION TWO**

**12'6" x 11'5" (3.82 x 3.49)**

Staircase, radiator, double glazed window to rear aspect.



#### **RECEPTION ONE**

**11'6" x 7'10" (3.51 x 2.39)**

Meter cupboard, coving, double glazed window to front aspect.



#### **KITCHEN**

**13'8" x 6'11" (4.17 x 2.11)**

Fitted units with worktops, sink with drainer, gas point, plumbing for W/M, radiator, open cupboard with window to side aspect, door to side aspect and two double glazed windows to side aspect.



**BEDROOM ONE**

**11'11" x 11'6" (3.65 x 3.52)**

Fitted wardrobes with access to loft, radiator, double glazed window to front aspect.



**BATHROOM**

**13'7" x 7'0" (4.16 x 2.14)**

Bath with mains shower, pedestal wash hand basin, low level W/C, part tiled walls, cupboard housing boiler, radiator, frosted double glazed window to rear aspect.



**BEDROOM TWO**

**12'5" x 10'0" (3.81 x 3.05)**

Radiator, double glazed window to rear aspect.



**OUTSIDE**

Courtyard garden with original outbuildings for storage and outside W/C, gate giving access to the front of the property.



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

**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**

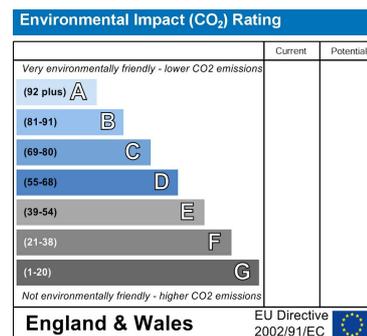
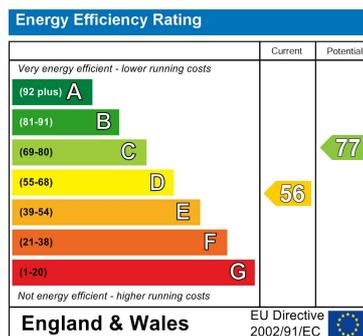
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm

**AML DISCLAIMER**





# 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

