SALES
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MORTGAGES
MANAGEMENT

Barkers Est.1985

Asking Price £230,000

Knighton Fields Road West, Leicester, LE2 6LG

- Palisaded Terrace
- Two Reception Rooms
- Two Bathrooms
- Convenient Location
- No Upper Chain
- Three Double Bedrooms
- Kitchen-Diner
- EPC Rating C Council Tax Band A
- Courtyard Garden
- Freehold

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

A great opportunity to purchase this well presented and spacious THREE DOUBLE BEDROOM palisaded terrace in KNIGHTON FIELDS.

The property boasts a KITCHEN-DINER with TWO RECEPTION ROOMS to the ground floor.

On the first floor there are two double bedrooms and a bathroom.

Third/principle bedroom with the benefit of an ENSUITE BATHROOM.

There is a pretty courtyard garden tiled for entertaining.

Sold with NO UPPER CHAIN this would make a great FIRST TIME BUY.

Knighton Fields is well situated for the City Centre and all local amenities.

RECEPTION ONE
13'10" x to bay x 10'10" (4.23 x to bay x 3.32)
Double glazed front door, under floor heating, meter cupboard, spot lights, double glazed bay window to front aspect.

KITCHEN-DINER
24'10" x 10'10" (7.59 x 3.31)
Fitted units with worktops and tiled splashbacks, sink with drainer, breakfast bar, integrated dishwasher and double oven, space for fridge freezer, 'Neff' electric hob with extractor, spot lights, under floor heating, built in under stairs cupboard, double glazed window to rear and side aspects.

OTHER ASPECT

INNER HALL
3'7" x 3'6" (1.11 x 1.08)
Spotlights, tiled floor, double glazed door to side aspect leading into courtyard garden.

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RECEPTION THREE
12'8" x 6'3" (3.88 x 1.93)
Under floor heating, spot lights, double glazed window to rear and side aspect.

BEDROOM ONE
12'3" x 11'9" (3.75 x 3.60)
Spot lights, radiator, double glazed window to front aspect.

LANDING
Built in cupboard with plumbing for washing machine, spot lights.

BEDROOM TWO
9'5" x 9'2" (2.89 x 2.80)
Radiator, spot lights, double glazed window to rear aspect.

BATHROOM
9'1" x 5'7" (2.77 x 1.71)
Bath with mains shower, vanity unit, low level W/C, built in cupboard housing boiler, heated towel rail, spot lights, part tiled walls, frosted double glazed window to rear aspect.

EN-SUITE BATHROOM
11'7" x 4'3" (3.55 x 1.32)
Bath with mains shower, vanity unit, low level W/C, heated towel rail, underfloor heating, spot lights, part tiled walls, eaves storage to front aspect.

SECOND FLOOR

PRINCIPLE BEDROOM
11'8" x 10'1" (3.56 x 3.08)
Spot lights, radiator, double glazed window to rear aspect,

OUTSIDE
Courtyard garden porcelain tiled, water tap, gate to side aspect.

To the front of the property is a palisaded frontage part paved and part block paved slate chippings, wooden fence and gate.

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

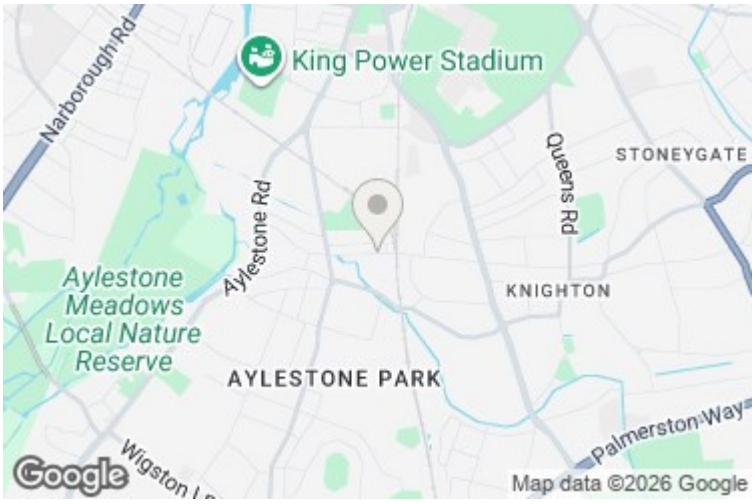
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents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

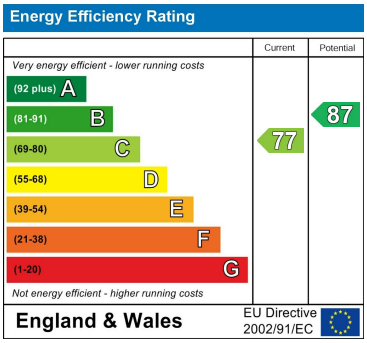
AML DISCLAIMER

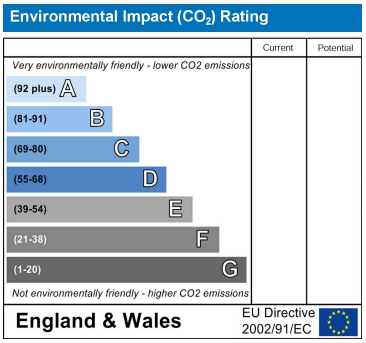
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
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

Total Area: 111.5 m² ... 1200 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.







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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

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