SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









Asking Price £250,000

Vernon Road, Aylestone, Leicester, LE2 8GD

- End Terraced Home
- Lounge
- Bathroom
- Detached Garage
- Awaiting EPC Council Tax Band B
- Three Bedrooms
- Dining / Kitchen
- Large Rear Garden
- Own Drive
- Freehold



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

A well presented and spacious family home situated in AYLESTONE with a LARGE REAR GARDEN.

This THREE BEDROOM end of terraced home briefly comprises of an entrance hall, lounge, OPEN PLAN DINING / KITCHEN, to the ground floor.

On the first floor there are three bedrooms and a bathroom.

To the rear is a GOOD SIZE garden with seating area.

To the front of the property is a driveway leading to a DETACHED GARAGE.

Close to local schooling, Leicester City Centre and Fosse Park.



ENTRANCE HALL
Double glazed front door, staircase rising to first floor, under stairs cupboard, radiator, double glazed window to front aspect.



LOUNGE
11'8" to bay x 10'10" (3.56 to bay x 3.32)
Radiator, Double glazed bay window to front aspect.



DINING / KITCHEN
17'2" max x 11'9" (5.25 max x 3.60)
Fitted units with worktops and tiled splash back, sink with drainer, plumbing for dishwasher and washing machine, space for fridge freezer, built in cupboard housing boiler, gas point, spot lights, radiator, double glazed window to rear aspect, door to side aspect, pair of double glazed doors to rear elevation leading into the garden.



KITCHEN AREA



DINING AREA



LANDING
Access to loft, frosted double glazed window to side aspect.



BEDROOM ONE
10'5" x 10'0" (3.18 x 3.05)
Picture rail, radiator, double glazed window to front aspect.



BEDROOM TWO
12'0" x 10'10" (3.66 x 3.32)
Built in cupboard, radiator, double glazed window to front aspect.





BEDROOM THREE
7'2" x 6'6" (2.20 x 2.00)
Radiator, double glazed window to front aspect.



BATHROOM
7'8" x 6'0" (2.35 x 1.83)
Low level W/C, bath with mains shower, vanity unit, heated towel rail, part tiled walls,

OUTSIDE
Good sized rear garden mainly laid to lawn with hedges and trees down on side and a paved and pebbled seating area, shed, water tap, double wooden gates to front aspect.

To the front of the property is a paved pathway, and drive leading to garage.





DETACHED GARAGE
Up and over door, door to side aspect, three windows to side aspect.

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





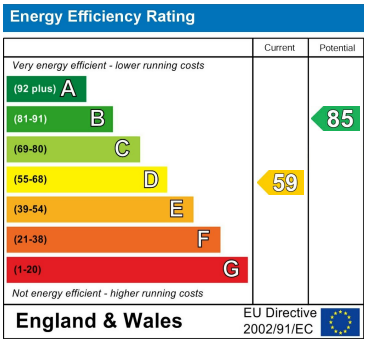
GENERAL REMARKS

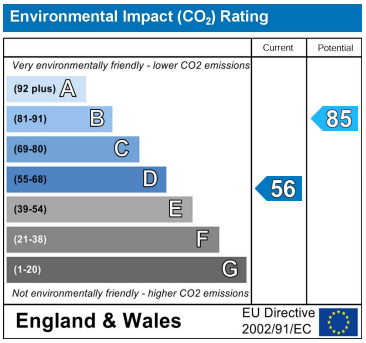
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents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

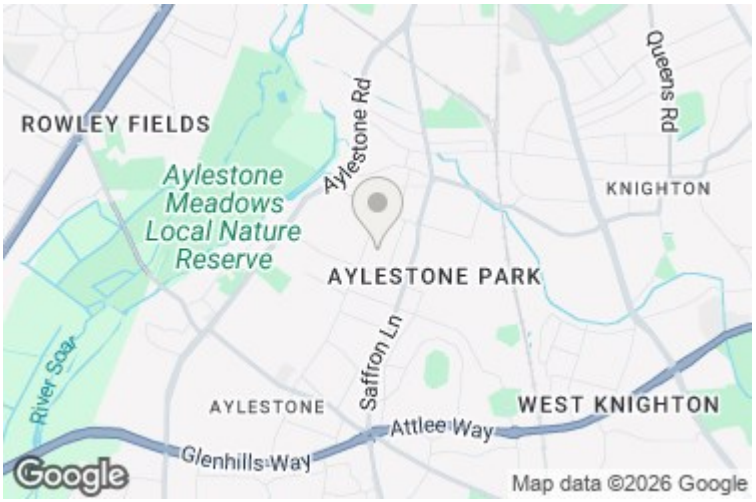
AML DISCLAIMER

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




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
59
85
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
56
85
England & Wales
EU Directive 2002/91/EC


ROWLEY FIELDS
Aylestone Meadows Local Nature Reserve
Aylestone Rd
Queens Rd
KNIGHTON
AYLESTONE PARK
Saffron Ln
River Soar
AYLESTONE
Attlee Way
WEST KNIGHTON
Glenhills Way
Google
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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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