



# Asking Price £170,000

## Vernon Road, Aylestone, Leicester, LE2 8GA

- Terraced House
- Two Reception Rooms
- Utility Room
- Freehold
- Awaiting EPC
- Two Bedrooms
- Kitchen
- Courtyard Garden
- Council Tax Band A



An extended TWO BEDROOM mid terraced property located in AYLESTONE.

The house comprises TWO RECEPTION ROOMS, kitchen and UTILITY ROOM, to the ground floor.

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

There is a courtyard rear garden with paved seating area.

Vernon Road is well located for local schools, shops and transport links.



#### **KITCHEN**

**9'6" x 5'11" (2.90 x 1.81)**

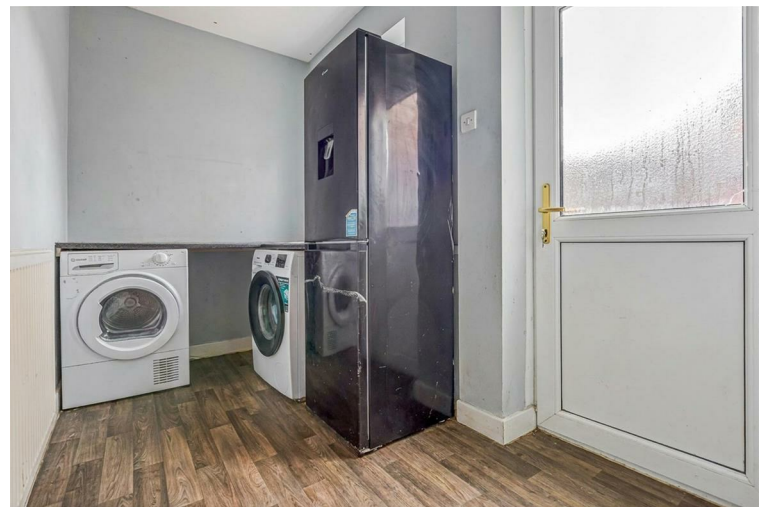
Fitted units with worktops, boiler, sink with drainer, four ring gas hob and extractor, integrated electric oven and boiler. Double glazed window to side.



#### **RECEPTION ONE**

**11'2" x 11'1" (3.41 x 3.38)**

Double glazed front door, Gas fireplace, built in cupboard, radiator, double glazed window to front aspect.



#### **UTILITY ROOM**

**9'10" x 5'5" (3.01 x 1.67)**

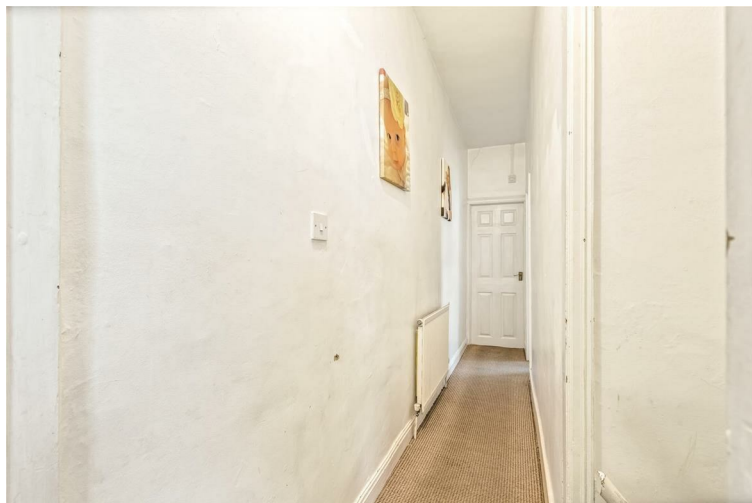
Plumbing for washing machine, space for fridge freezer, radiator, double glazed door and window to side aspect.



#### **RECEPTION TWO**

**11'7" x 11'0" (3.55 x 3.37)**

Under stairs cupboard, radiator, double glazed window to rear aspect.



**LANDING**

Access to loft, radiator.



**BEDROOM TWO**

**11'8" x 9'10" (3.57 x 3.01)**

Built in cupboard, radiator, double glazed window to rear aspect.



**BEDROOM ONE**

**12'6" x 11'3" (3.83 x 3.45)**

Radiator, double glazed window to front aspect.



**BATHROOM**

**9'6" x 5'11" (2.90 x 1.82)**

Bath, low level W/C, pedestal wash hand basin, shower cubicle with mains shower, radiator, double glazed window to rear aspect.



### OUTSIDE

Courtyard garden with paved area and gate to front 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

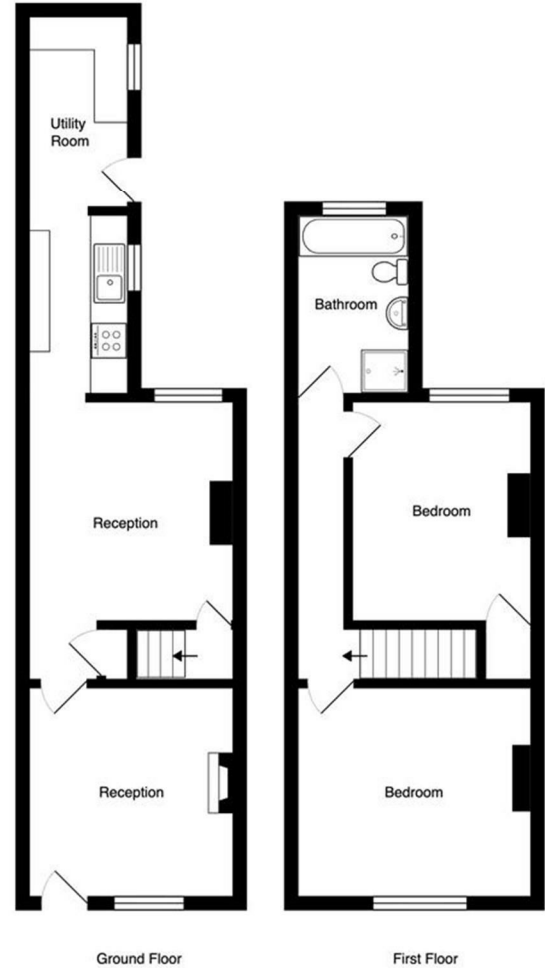


**AML DISCLAIMER**

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

**DISCLAIMER**

Damp has been identified at the property, Report available at the office.

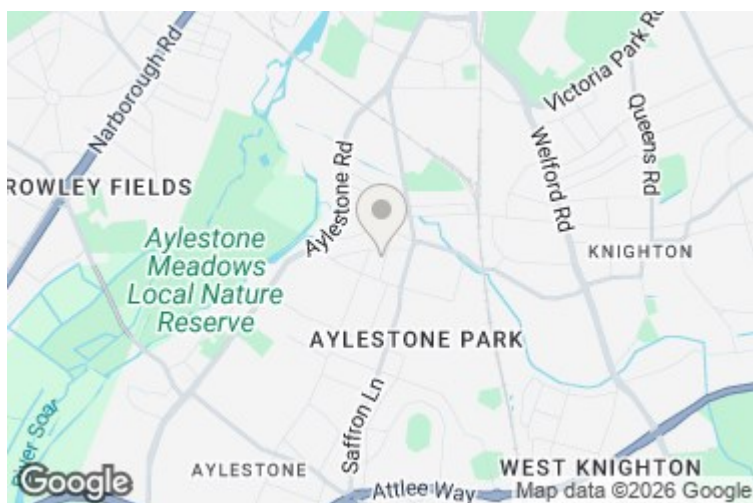


Total Area: 75.4 m<sup>2</sup> ... 811 ft<sup>2</sup>

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. Floorplan: Apperley Bennett Photography

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



# Barkers

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**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



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- 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

