SALES
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MORTGAGES
MANAGEMENT

Barkers Est.1985









Asking Price £579,950

Morland Avenue, Leicester, LE2 2PF

- Spacious Detached Bungalow
- Lounge-Diner
- Utility Room and Conservatory
- South Facing Rear Garden
- EPC Rating C Council Tax Band F
- Three Double Bedrooms
- Kitchen
- Shower Room and Guest Cloackroom
- Garage and Driveway
- Freehold



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

A fantastic opportunity to purchase a THREE DOUBLE BEDROOM detached BUNGALOW located in the sought after location of STONEYGATE.

The accommodation briefly comprises a porch, L-shaped entrance hall, guest cloakroom, lounge-diner, kitchen, utility room, three bedrooms and a shower room.

There is a good sized rear garden and a DOUBLE GARAGE with DRIVE.

Moreland Avenue is a favoured location with ease of access to popular schooling in both the state and private sector, a wealth of leisure and recreational facilities, niche shopping along Queens Road/Allandale Road and Leicester city centre, mainline railway station close by.

Being conveniently located for the hospitals and universities.

PORCH
4'2" x 3'4" (1.28 x 1.04)
Front door and door leading into,





ENTRANCE HALL
L Shaped, built in cupboard, access to loft, coving, two radiator, double glazed bay window to front aspect.



CLOACKROOM
6'8" x 6'8" (2.05 x 2.04)
Low level W/C, vanity unit, built in cupboard, radiator, double glazed frosted window to front aspect.



LOUNGE - DINER
28'9" x 14'11" (8.78 x 4.55)
Centre brick wall divider, gas fireplace, coving, three radiators, double glazed windows to side aspects, pair of double glazed doors to side aspect leading into garden, door into



OTHER ASPECT





OTHER ASPECT



CONSERVATORY
15'7" x 6'9" (4.77 x 2.06)
Radiator, power, pair of double glazed sliding doors to rear aspect and set of double glazed doors to side aspect.

KITCHEN
12'9" x 10'11" (3.89 x 3.35)
Fitted units with wortops and tiled splash backs, sink with drainer, four ring gas hob and extrator, integrated oven, space for fridge freezer, opening into the dining area, spot lights, radiator, two double glazed windows to side aspect, door to side elevation door into,

LEAN TO
6'6" x 4'2" (2.00 x 1.29)
Built in cupboard, doors to front and rear aspects.

UTILTY ROOM
6'8" x 5'7" (2.05 x 1.72)
'Worcester' boiler, plumbing for washing machine, double glazed window to side aspect.



BEDROOM ONE
18'5" x 11'11" (5.62 x 3.64)
Two fitted wardrobes, coving, two radiators, double glazed window to rear aspect.





BEDROOM TWO
14'6" x 10'5" (4.44 x 3.20)
Fitted wardrobe, radiator, coving, double glazed window to rear aspect.

SHOWER ROOM
8'11" x 6'8" (2.72 x 2.04)
Walk in shower cubicle, low level W/C, vanity unit, radiator, heated towel rail, spot lights, part tiled walls, double glazed frosted window to front and side aspects.

OUTSIDE
Nice sized rear garden mainly laid to lawn with established trees and bushes, paved seating area. Gate to front aspect.





BEDROOM THREE
14'6" x 10'5" (4.44 x 3.19)
Fitted wardrobe, coving, double glazed window to rear aspect.

COURTYARD AREA
Paved area enclosed by brick wall, with wooden door to front aspect leading onto driveway, water tap.

DOUBLE GARAGE
18'2" x 17'1" (5.55 x 5.21)
Meters, double glazed frosted windows to side aspects, wooden concertina doors to front elevation.

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

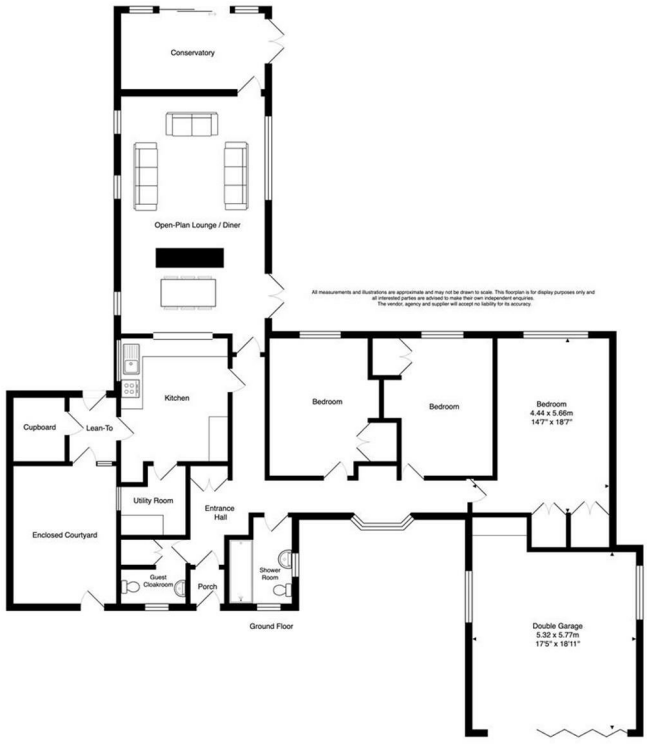
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents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



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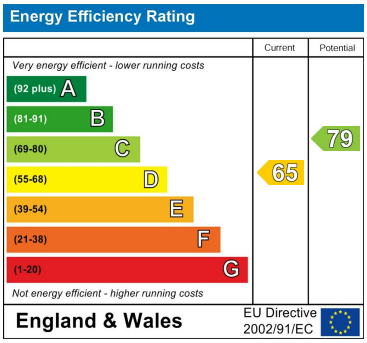
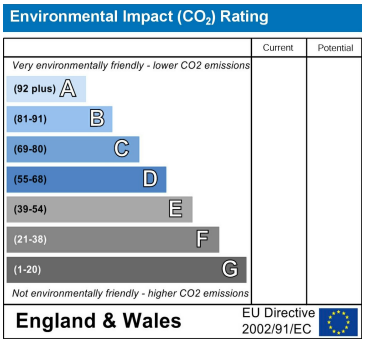
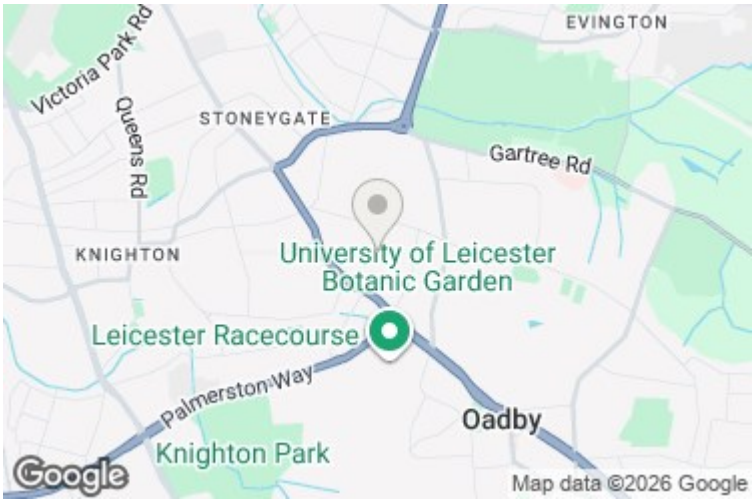

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
79
England & Wales
EU Directive 2002/91/EC


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
England & Wales
EU Directive 2002/91/EC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Victoria Park Rd
Queens Rd
STONEYGATE
Gartree Rd
KNIGHTON
University of Leicester
Botanic Garden
Leicester Racecourse
Palmerston Way
Oadby
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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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