



**Asking Price    £190.000**

**Knighton Fields Road East, Knighton Fields, Leicester, LE2 6DR**

- End Of Terrace
- Two Receptions
- Bathroom
- Conveniently Located
- No Upper Chain
- Two Bedrooms
- Fitted Kitchen
- Rear Garden
- EPC Rating D Council Tax Band A
- Freehold



Well presented END TERRACE property situated in the popular KNIGHTON FIELDS.

The ground floor accommodation comprises TWO RECEPTION ROOMS, and a kitchen.

On the first floor there are TWO BEDROOMS and a bathroom.

To the rear is a courtyard garden with a paved area at the front of the house.

Well located for Leicester city Centre, Leicester General Hospital and De Montford University

Sold with NO UPPER CHAIN.



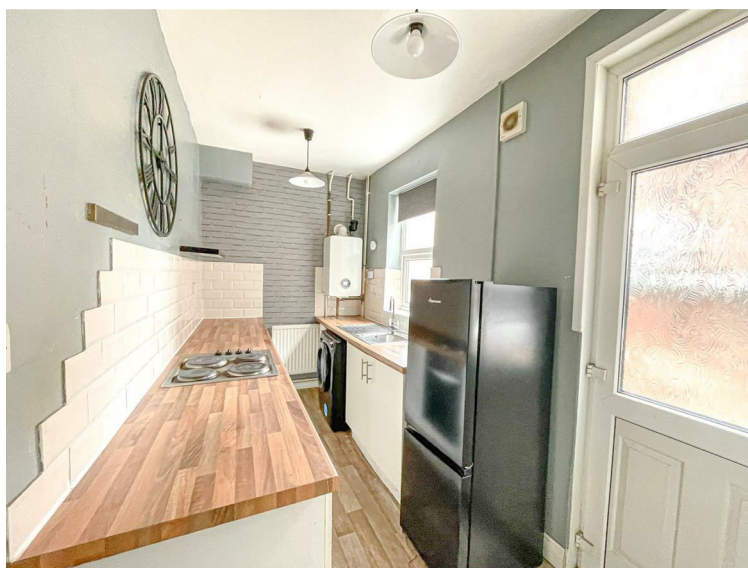
**REAR RECEPTION ROOM**  
**12'1" x 11'11" (3.70 x 3.64)**

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



**FRONT RECEPTION**  
**14'10" x 12'2" (4.54 x 3.71)**

Double glazed front door, gas fireplace (not connected), meter cupboard, radiator, double glazed bay window to front aspect.



**FITTED KITCHEN**  
**12'9" x 6'0" (3.89 x 1.83)**

Fitted units with worktops and tiled splash backs, electric hob and oven, sink with drainer, 'Worcester' boiler, plumbing for washing machine, space for fridge freezer, radiator, double glazed window and door to side aspect.

**FIRST FLOOR LANDING**

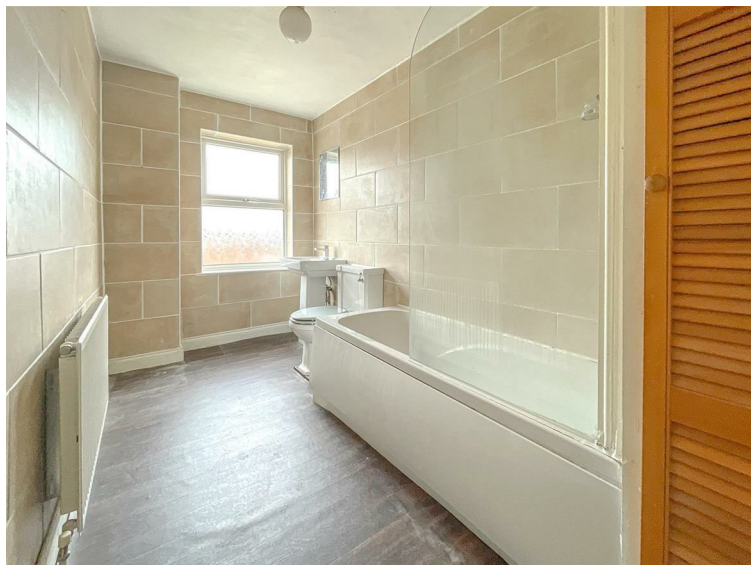
Access to loft space.



**BEDROOM ONE**

**12'1" x 11'11" (3.69 x 3.64)**

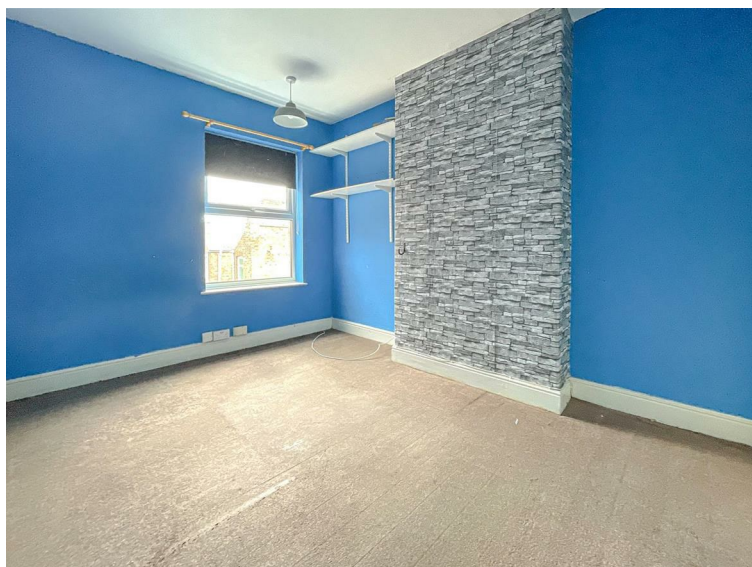
Radiator, double glazed window to front aspect.



**BATHROOM**

**12'8" x 6'0" (3.87 x 1.85)**

Bath with electric shower, low level W/C, pedestal wash hand basin, radiator, tiled walls, built in cupboard, double glazed frosted window to rear aspect.



**BEDROOM TWO**

**12'0" x 8'11" (3.66 x 2.73)**

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



**OUTSIDE**

To the rear of the property is a courtyard garden with seating area.

To the front of the property is a paved area.



### 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.

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday

9am - 5.30pm,

Saturday

9am - 5pm,

Sunday - 10am - 2pm.

### MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. They are able to provide totally independent advice for your mortgage needs. Please ask if you require further information.

### FREE VALUATION

We would be happy to provide you with a free market appraisal/valuation of your own property, should you wish to sell. Please speak to one of our staff to arrange a mutually convenient appointment.



### 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.

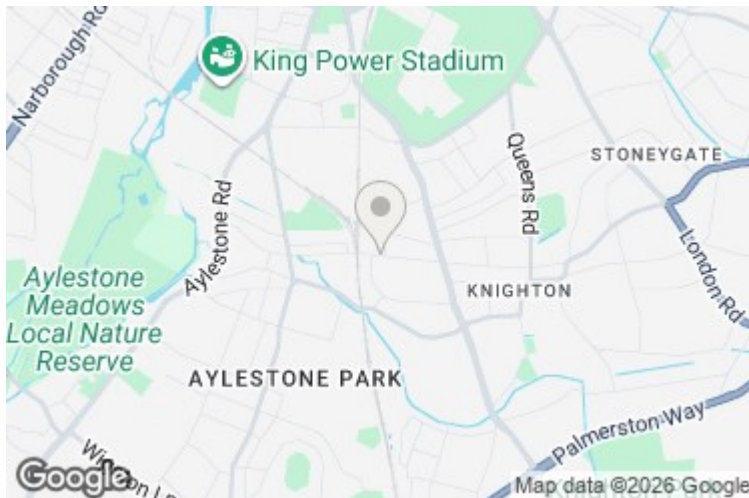
This must be paid before we can issue a memorandum of sale.

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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Barkers

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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

