



## Asking Price £279,950

**Sidney Road, South Knighton, Leicester, LE2 3JR**

- Bay Fronted Terraced House
- Two Receptions
- Bathroom
- Conservation Area
- Freehold
- Two Double Bedrooms
- Kitchen
- Pretty Rear Garden
- EPC Rating D Council Tax Band B
- No Upper Chain



A well presented BAY FRONTED terraced property with TWO BEDROOMS located in this sought after location of SOUTH KNIGHTON.

The property briefly comprises TWO RECEPTION rooms and a kitchen on the ground floor.

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

To the rear is a pretty garden with seating area, lawned area with established plants and shrubs and still retaining the original outbuildings.

To the front of the property is a low brick wall with front forecourt.

Offered for sale WITH NO UPPER CHAIN.



#### REAR RECEPTION

**12'4" x 10'7" (3.78 x 3.24)**

Brick chimney breast with inset fire, built in under stair cupboard, coving, double glazed window to rear aspect.



#### FRONT RECEPTION

**13'6" x 10'8" (4.12 x 3.26)**

Front door, cast iron fireplace with tiled inset, meter cupboard, coving, plate rail, alarm panel, radiator, bay window to front aspect secondary glazed.



#### OTHER ASPECT



**KITCHEN**  
**13'8" max x 6'7" max (4.19 max x 2.02 max)**

Fitted units with worktops and tiled splash backs, four ring gas hob oven and extractor, sink with drainer, plumbing for washing machine, space for fridge freezer, radiator, two double glazed windows to side aspect.

**LANDING**

Access to loft.



**BEDROOM TWO**  
**12'5" x 9'1" (3.79 x 2.78)**

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



**BEDROOM ONE**  
**12'4" x 11'5" (3.76 x 3.49)**

Coving, radiator, window to front aspect.



**BATHROOM**  
**12'3" x 6'7" (3.75 x 2.01)**

Bath with mains shower, pedestal wash hand basin, low level W/C, built in cupboard housing 'Worcester' boiler, radiator, spot lights, part tiled walls, tiled floor, frosted double glazed window to rear aspect.



### OUTSIDE

Pretty rear garden with block paved seating area, laid to lawn with established flower borders and well stocked plants and shrubs, original outbuildings, water tap, gate to front.

To the front of the property is a low brick wall and gate with half pebbled frontage and block paved pathway leading to the front door.



### DISCLAIMER

There is Japanese Knotweed in the rear garden, a 10-year Knotweed Treatment Programme with an insurance backed guarantee from a Property Care Association (PCA) registered provider, which will be transferred to the buyer on completion.

### 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.

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:

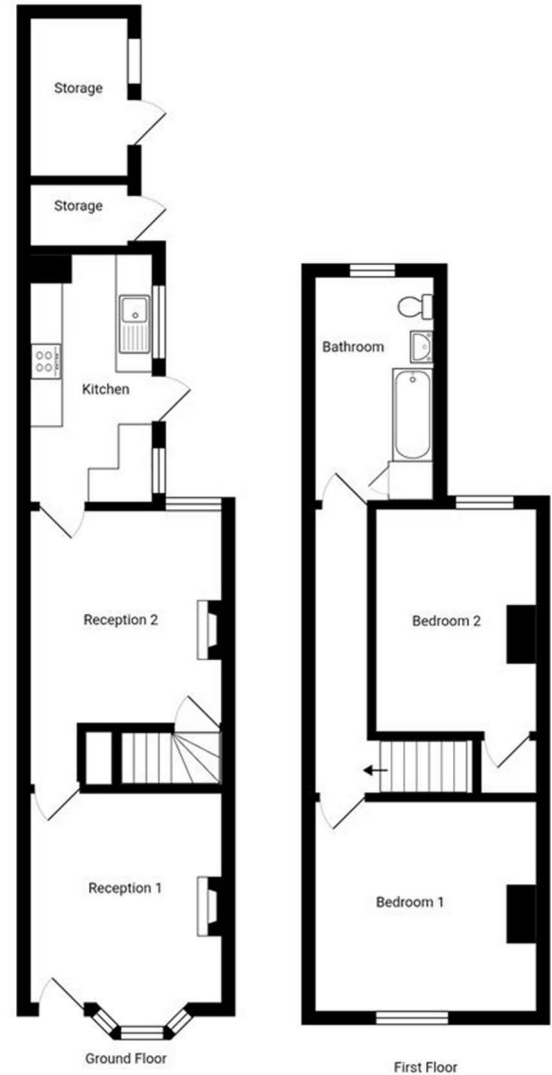
Monday to Friday 9am -5pm

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

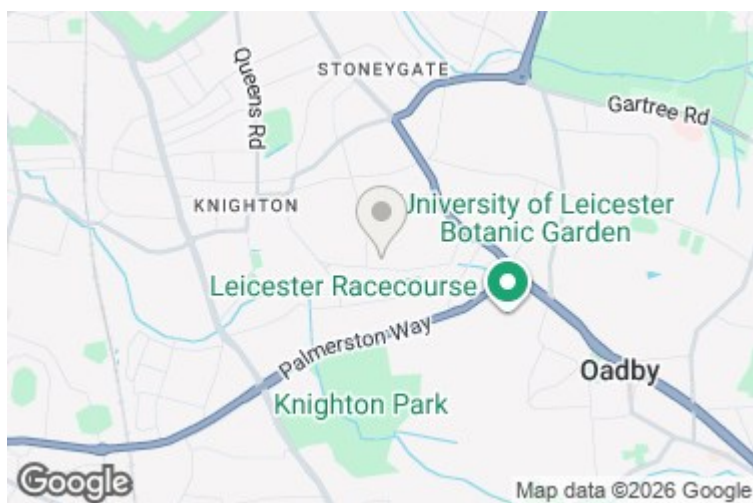


Total Area: 82.9 m<sup>2</sup> ... 892 ft<sup>2</sup>

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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- 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

