



**Guide Price £180,000-£190,000**

## **Lord Byron Street, Knighton Fields, Leicester, LE2 6DU**

- Period Terraced Property
- Two Reception Rooms
- Two Double Bedrooms
- Pretty Walled Courtyard Garden
- Ideal Investment or F T B
- Entrance Hallway
- Extended Fitted Kitchen / Diner
- Modern Shower Room
- DG, GCH, EPC D & C/Tax A
- No Upward Chain



**GUIDE PRICE: £180,000-£190,000 | A DELIGHTFULLY PRESENTED & EXTENDED TWO BED TERRACED PROPERTY**

Superbly situated within the sought after city suburb of Knighton Fields, being well served for Leicester University, the City Centre & the fashionable Queens Road shopping parade with its array of specialist boutiques, bars & bistros. This stylishly appointed living accommodation would provide a comfortable family home or Investment Opportunity & briefly comprises, entrance hallway, two reception rooms, extended fitted kitchen /diner, two double bedrooms, contemporary three piece shower room and attractive walled courtyard garden.

**HIGHLY RECOMMENDED & AVAILABLE WITH NO UPWARD CHAIN**



**FRONT RECEPTION ROOM**

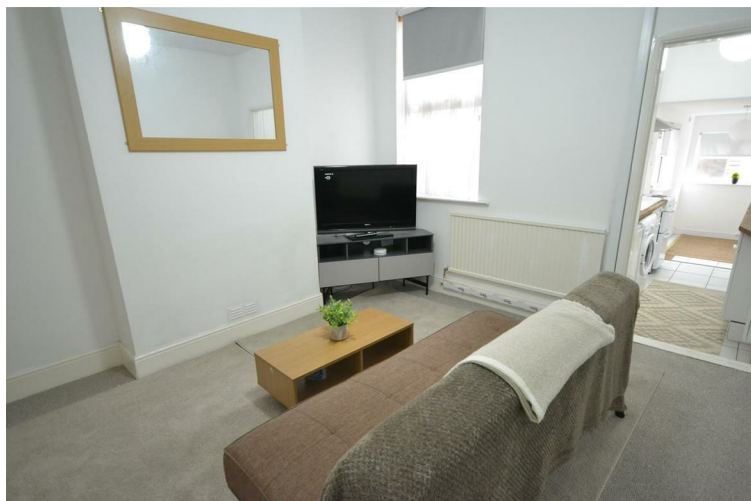
**12'1" x 8'2" (3.68 x 2.49)**

Radiator, double glazed window to front elevation & meter cupboard to recess:



**ENTRANCE HALL**

Accessed via front entrance door:



**REAR RECEPTION ROOM**

**12'0" x 11'3" (3.66 x 3.43)**

Radiator, double glazed window to rear elevation and stairs to first floor with access to under stair storage:



**EXTENDED KITCHEN**  
**21'0" x 6'1" (6.40 x 1.85)**

Fitted with a range of matching wall and base units with stainless steel sink, roll edge worktops and tiled splash backs. Plumbing for automatic washing machine and dishwasher, gas cooker point, concealed wall mounted boiler, radiator and double glazed windows to side elevation:



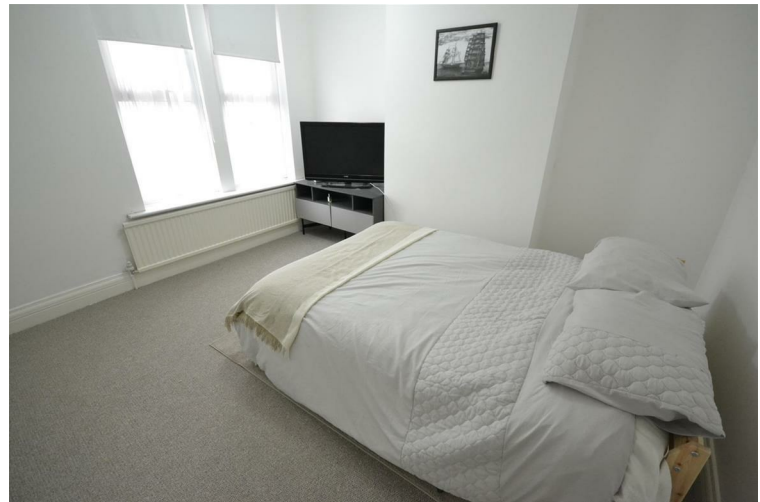
**DINING AREA**

Double glazed windows and door to garden aspect:



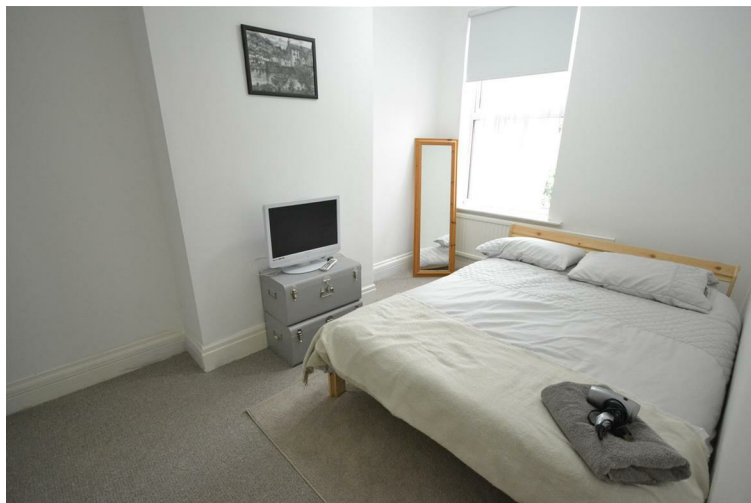
**FIRST FLOOR LANDING**

With access to:



**BEDROOM ONE**  
**12'2" x 11'3" (3.71 x 3.43)**

Radiator and double glazed window to front elevation:



### **BEDROOM TWO**

**11'4" x 8'0" (3.45 x 2.44)**

Radiator, double glazed window to rear elevation and over stair storage cupboard:



### **OUTSIDE**

Neat enclosed, slabbed courtyard garden with brick boundary walls, planted border, cold water tap, light and timber shed an drear gated entryway:



### **BATHROOM SUITE**

**9'9" x 6'3" (2.97 x 1.91)**

Fitted with white suite comprising walk in shower, low flush WC and pedestal wash hand basin, airing cupboard, heated towel rail, and obscure double glazed window to rear elevation:

### **FREE VALAUTION**

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.

### **MONEY LAUNDERING**

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

### **MORTGAGES**

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

## VIEWING TIMES

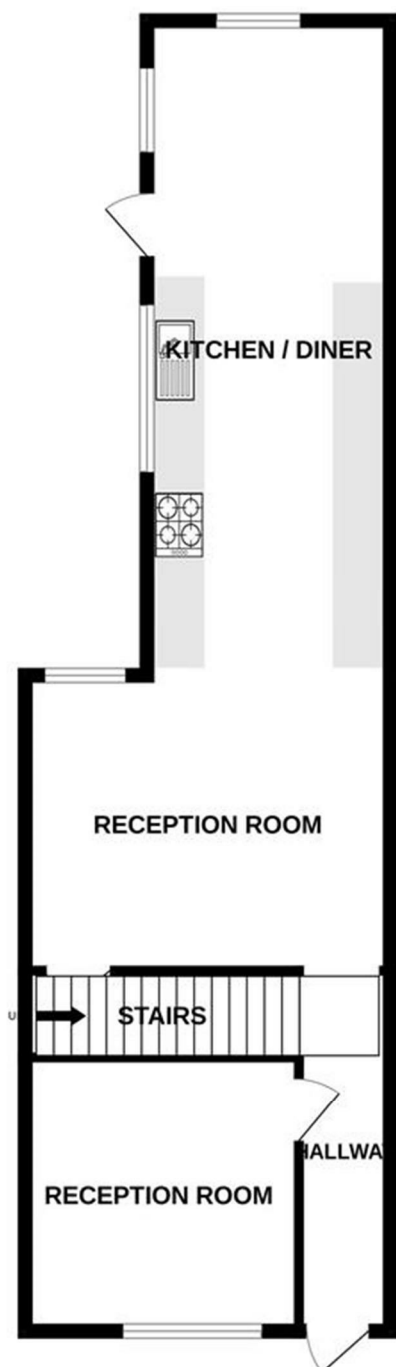
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am - 5.30pm


Saturday 9am - 4pm

GROUND FLOOR

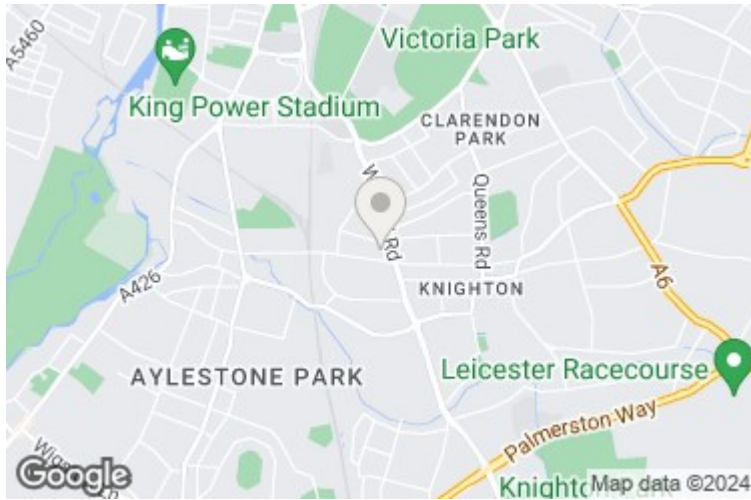


1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	85
(81-91) B		
(69-80) C		
(55-68) D		
(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		
EU Directive 2002/91/EC		
England & Wales		



# Barkers

Est.1985

**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

