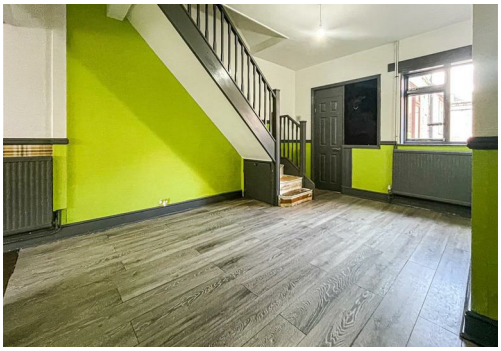
SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985



Asking Price £195,000

Hawkesbury Road, Leicester, LE2 8EP

- Terraced Property
- Two Reception Rooms
- Nursery/Study
- EPC Rating D Council Tax Band A
- No Chain
- Two Bedrooms
- Kitchen
- Downstairs Bathroom
- Courtyard Garden
- Freehold

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

A well presented TWO BEDROOM terraced house located in Aylestone, with NO UPPER CHAIN.

The property has TWO RECEPTION ROOMS, kitchen, and DOWNSTAIRS BATHROOM.

There are two bedrooms and a NURSERY/STUDY room which is accessed via the second bedroom, on the first floor.

To the rear is a courtyard garden with seating area.

Located close to local shops and schools and easy access to Leicester City Centre.

RECEPTION ONE
12'4" x 11'3" (3.77 x 3.45)
Front door, fireplace surround, radiator, double glazed window to front aspect.

RECEPTION TWO
14'9" x 11'4" (4.50 x 3.46)
Radiator, open plan staircase rising to first floor, double glazed window to rear aspect.

KITCHEN
9'1" x 5'11" (2.77 x 1.81)
Fitted units with work tops and tiled splash backs, sink with drainer, extractor, gas point, plumbing for washing machine, tiled floor, double glazed window to side aspect.

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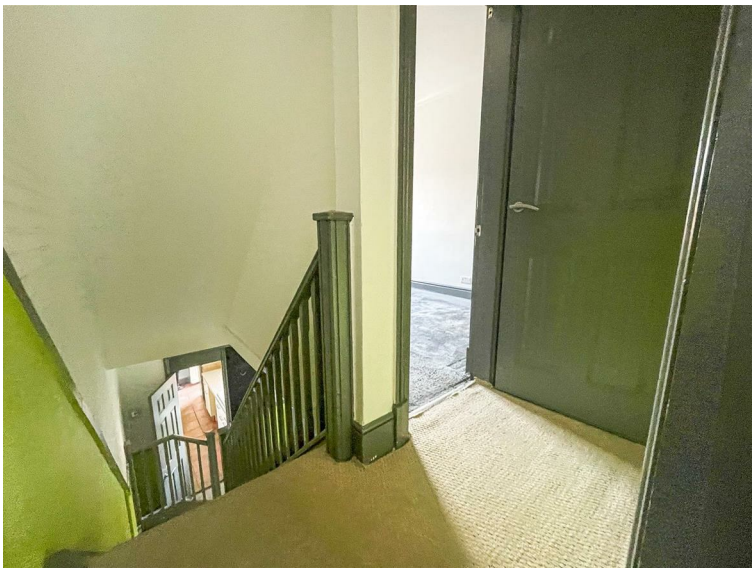
LOBBY
Built in cupboard, door to side aspect.



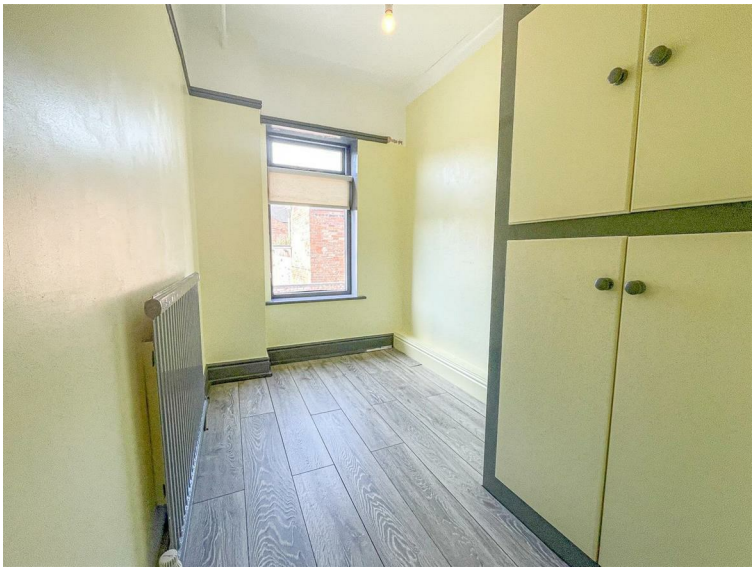
LANDING
Access to loft, built in cupboard

DOWNSTAIRS BATHROOM
8'7" x 5'6" (2.63 x 1.69)
Bath with electric shower, pedestal wash hand basin, low level W/C, part tiled walls, radiator, double glazed frosted window to side aspect.

BEDROOM ONE
13'1" x 11'11" (3.99 x 3.64)
Coving, radiator, double glazed window to front aspect.

BEDROOM TWO
13'0" reducing to 8'5" x 11'10" (3.98 reducing to 2.58 x 3.62)
Coving, two built in cupboards, radiator, double glazed window to rear aspect, door into

OUTSIDE
Courtyard garden with Paved part paved area and raised seating area, gate to front.



NURSERY/STUDY
8'11" x 5'11" (2.74 x 1.81)
Built in cupboard housing boiler, double glazed window to rear 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

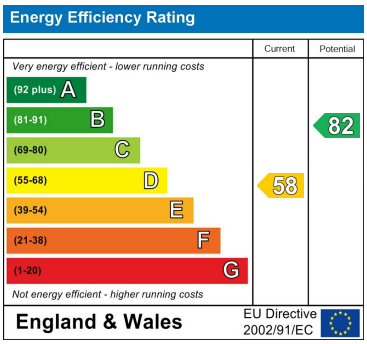
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

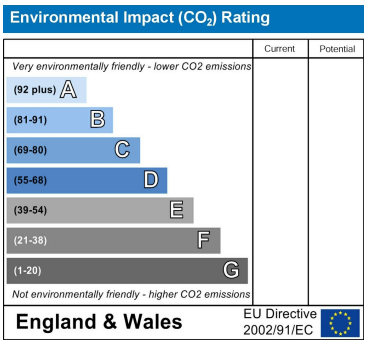
VIEWING TIMES

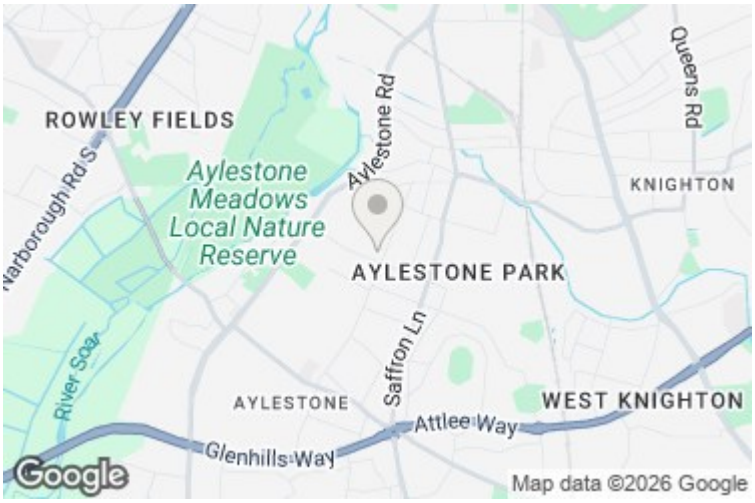
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5pm
Saturday 9am - 4pm

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







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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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