



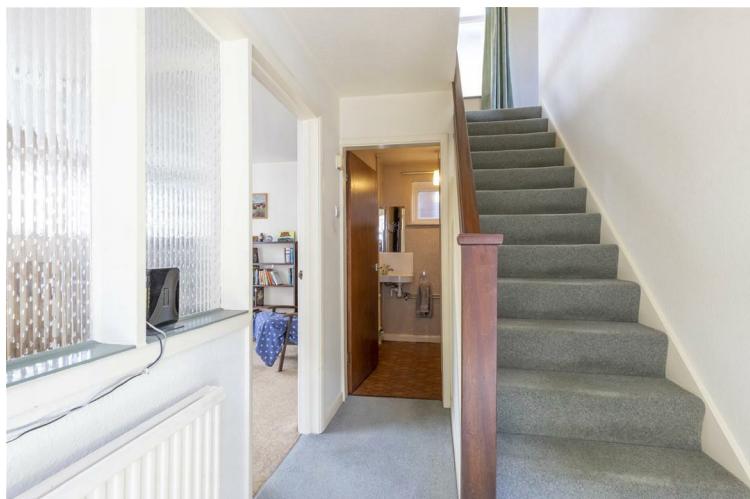
Offers Over £325,000

Elmfield Avenue, Stoneygate, Leicester, LE2 1RD

- Extended Detached Property
- Two Reception Rooms
- Three Family Bedrooms
- Council Tax Band D
- Rear Gardens, Driveway & Garage
- Entrance Hallway & Cloakroom
- Breakfast Kitchen
- Bathroom Suite & Shower
- DG, GCH, EPC C & Freehold
- Available With No Upward Chain



AN ATTRACTIVE & EXTENDED DETACHED THREE BED PROPERTY superbly situated in the sought after city suburb of Stoneygate on the treelined Elmfield Avenue, being well served for renowned local schooling, Leicester University, the city centre, Railway Station, City Hospitals & everyday amenities can be found locally on both Allandale Road/Francis Street or the fashionable Queens Road shopping parade in neighbouring Clarendon Park. This spacious living accommodation could benefit from a cosmetic upgrade in order to provide a very comfortable home that briefly comprises, entrance hallway, breakfast kitchen, two reception rooms & downstairs cloakroom. To the first floor are three bedrooms and a family bathroom with shower, DG, GCH, EPC C Having front & rear gardens, garage & driveway with off road parking for several vehicles. HIGHLY RECOMMENDED | NO UPWARD CHAIN



ENTRANCE HALLWAY

Radiator & staircase to first floor:

HANDY CLOAKROOM

Handy ground floor cloakroom comprising low level wc and wash hand basin, coat hooks and opaque double glazed window to side elevation. Giving access to under stair storage cupboard (housing consumer unit, meters & security alarm):



FRONT LIVING ROOM

16'8 x 10'9 (5.08m x 3.28m)

Comprising book shelving to recesses, radiators, double glazed picture windows to front & side elevations:



EXTENDED REAR DINING ROOM

15'4 x 8'7 (4.67m x 2.62m)

Featuring book shelving, radiators and double glazed window to side and patio doors to rear elevation:



BREAKFAST KITCHEN

10'5 x 7'7 (3.18m x 2.31m)

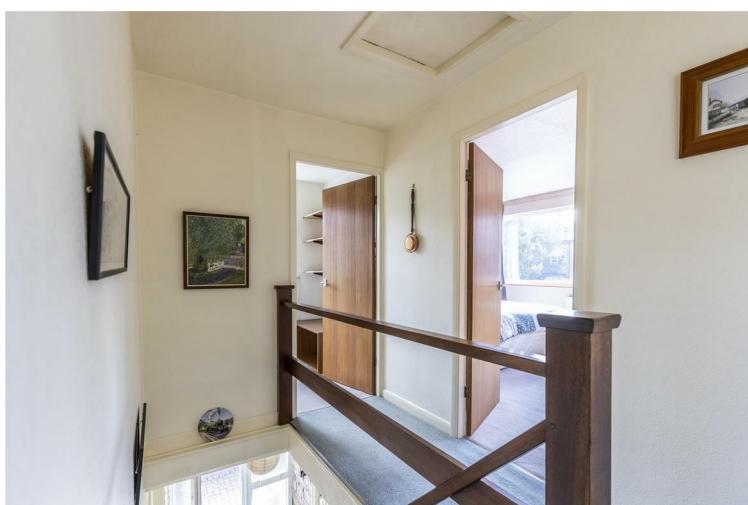
Fitted with a matching range of white base & wall units, with work surfaces over inset with a stainless steel sink unit decorative part tiled surround. Having space provided for double electric oven with four ring hob over, space for washing machine and under counter fridge & freezer, radiator, vinyl flooring, double glazed window to rear & door to side elevation:



BEDROOM ONE

16'5 x 10'5 (5.00m x 3.18m)

Comprising suite of fitted wardrobes and over head storage cupboards, matching airing cupboard concealing 'Worcester' boiler and hot tank, radiator and double glazed windows to front elevation:



FIRST FLOOR LANDING

This galleried landing having loft access and double glazed opaque window to side elevation:



BEDROOM TWO

10'6" x 9'05 (3.20m x 2.87m)

Comprising radiator and double glazed window to rear elevation:



BEDROOM THREE

6'7 x 6'07 (2.01m x 2.01m)

Comprising radiator and double glazed window to side elevation:



REAR GARDEN

The rear elevation extends to a landscaped enclosed rear garden mainly laid to lawn, with a paved terrace for al fresco dining and established decorative side borders with fenced boundaries. There is also rear access to garage and a side gated entryway:



BATHROOM SUITE & SHOWER

6'7 x 5'5 (2.01m x 1.65m)

Fitted with a three piece suite comprising, panelled bath with 'Mira' shower over, low level wc & pedestal sink, having tiled surround, chrome heated towel rail, radiator, wall mounted heater and double glazed opaque window to rear elevation:



FRONT GARDEN

To the front elevation is an immaculate block paved driveway with car standing for several vehicles, edged with attractive flower beds, fenced boundaries and access to garage and main front entrance:

GARAGE

15'8" x 8'53" (4.78m x 2.44m)

Accessed via up and over door, fitted with power & lighting, window and door to rear garden:

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.

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.

MONEY LAUNDERING

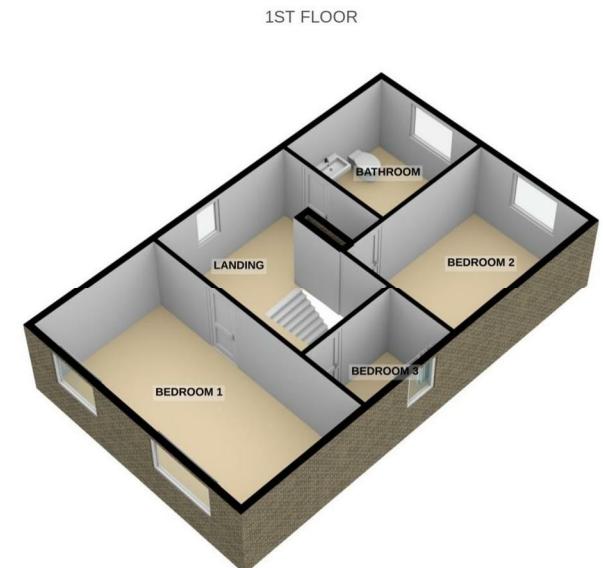
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors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

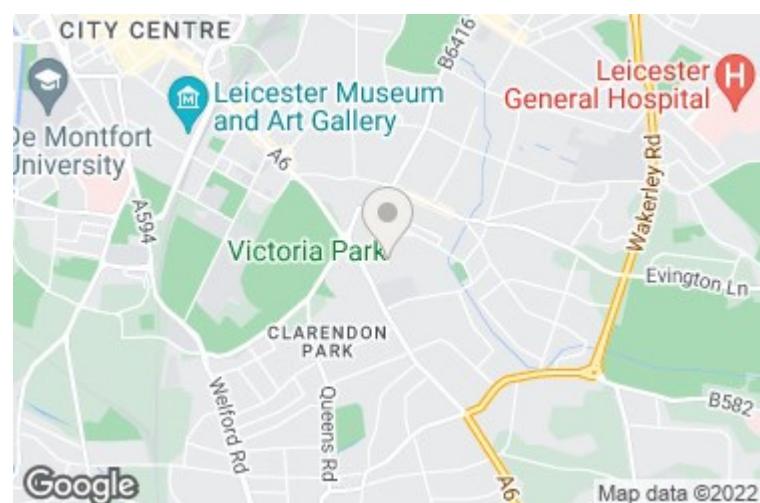
FREE VALUATION

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



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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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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

