



Asking price £210,000

Winders Way, Aylestone, Leicester, LE2 8SS

- End Townhouse
- Fitted Kitchen
- Three Bedrooms
- Low Maintenance Garden
- Freehold / Council Tax B / EPC C
- Aylestone Location
- Good Sized Lounge
- Modern Shower Room
- Driveway & Garage
- No Upward Chain



We are pleased to offer a **THREE BEDROOM END TOWNHOUSE** situated in the popular city suburb of Aylestone, providing excellent access to the City Centre, Fosse Park and the motorways.

Internally, the accommodation comprises of Kitchen, **GOOD SIZED LOUNGE**, stairs to three bedrooms and modern shower room, lawned rear garden and garage & driveway to the property. Offered with No Upward Chain.

BOOK EARLY TO AVOID DISAPPOINTMENT. CALL BARKERS ON 0116 2709394.



KITCHEN
10'10" x 9'7" (3.31 x 2.94)

Accessed via UPVC front door, open plan kitchen with wooden base and wall units with worktops over, sink drainer, free standing cooker, space for washing machine & fridge freezer. Tiled splash backs and useful fitted storage cupboard. Double glazed window to front aspect:



LOUNGE
11'10" x 19'5" (3.63 x 5.93)

Radiator, electric fire with surround. Sliding door to garden (however, no longer able to be opened) Stairs to first floor:



ASPECT TWO

LANDING

Loft access, two storage cupboards with one housing 'Worcester' gas boiler:



BEDROOM ONE
9'8" x 10'3" (2.95 x 3.14)

Fitted wardrobes, radiator and double glazed window to front elevation:



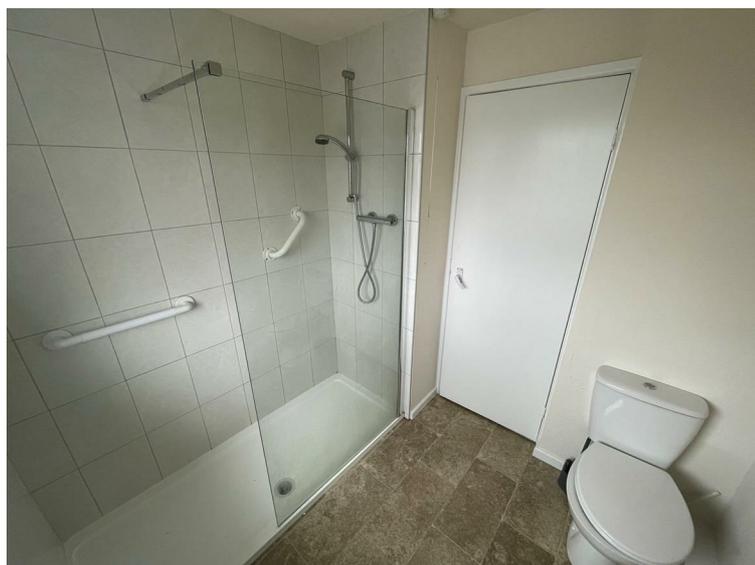
BEDROOM THREE
8'11" x 5'10" (2.72 x 1.79)

Radiator, over stairs recess, double glazed window to front elevation:



BEDROOM TWO
11'10" x 10'10" (3.63 x 3.31)

Radiator and double glazed window to rear elevation:



SHOWER ROOM
6'7" x 7'3" (2.02 x 2.22)

Walk in shower with tiled splash backs, w/c and pedestal basin, radiator and double glazed window to front elevation:

OUTSIDE

The property has a rear patio leading to a lawned area with fenced boundaries, to the front there is a driveway and a useful garage with an up and over door:

CERTIFICATES

Gas Safety - Due March 2025

Electrical Installation Condition Report - Done July 2022

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.

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.

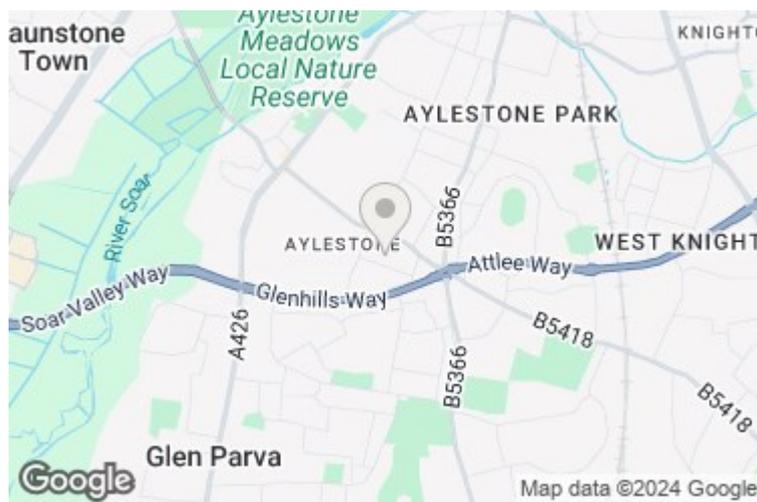
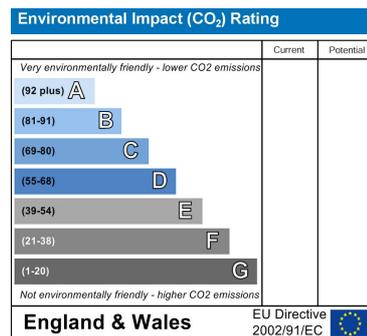
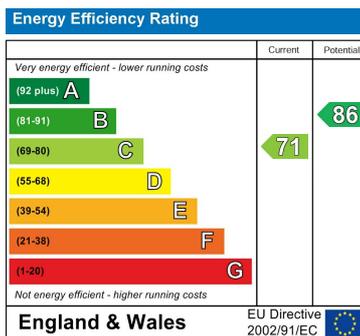
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



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

