



Guide Price £180,000-£190,000

Cheviot Road, Aylestone, Leicester, LE2 6RG

- Mid Terraced
- Aylestone Location
- Lounge & Kitchen
- Shower Room
- Rear Garden & Off Road Parking
- Cul-De-Sac Location
- Entrance Hallway
- Two Double Bedrooms
- EPC C, Council Tax A, Freehold Property
- No Upward Chain



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On offer a well presented MID TERRACED property situated in a cul-de-sac location in AYLESTONE. Providing excellent access to local facilities, commuter links and bus routes to the CITY CENTRE.

Internally the property comprises entrance hallway, fitted kitchen, TWO DOUBLE BEDROOMS and shower room. Lawned rear garden and off road parking to the front. Benefitting from gas central heating and double glazing. This property would suit a FIRST TIME BUY or HOME MOVER or a BUY TO LET investor. Offered with NO UPWARD CHAIN.

VIEWING IS HIGHLY RECOMMENDED.

ENTRANCE HALL

Laminate flooring, radiator, fuse board, outside storage cupboard containing meters and plumbing for washing machine. Stairs leading to first floor:



KITCHEN

5'8" x 9'1" (1.73 x 2.79)

Modern fitted kitchen with gloss grey wall units. Tiled splashbacks, inset sink/drain. Electric fan oven with gas hob and extractor chimney. Integrated fridge/freezer and dishwasher. Wall mounted gas 'Baxi' boiler. Double glazed window to front aspect:



LOUNGE

12'0" x 15'4" (3.66 x 4.68)

Laminate flooring, radiator, room thermostat, under stairs storage cupboard. UPVC door leading to rear garden:



LANDING

Loft hatch:



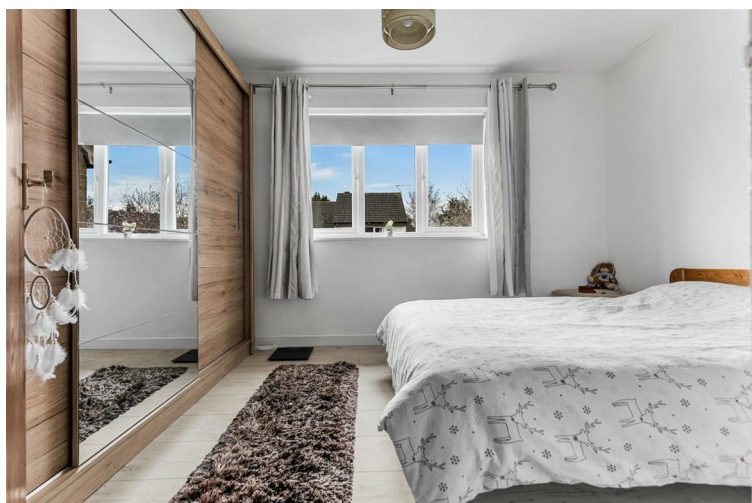
BEDROOM ONE
8'3" x 8'2" (2.53 x 2.51)

Radiator, storage cupboard, double glazed window to front elevation:



SHOWER ROOM
5'5" x 6'8" (1.66 x 2.04)

Fully tiled suite with walk in shower, w/c and vanity:



BEDROOM TWO
10'2" x 8'8" (3.10 x 2.65)

Laminate flooring, radiator, double glazed window to rear elevation:



OUTSIDE

Well maintained garden with patio area, lawned area. Fenced boundaries and rear access gate:

GENERAL REMARKS

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.

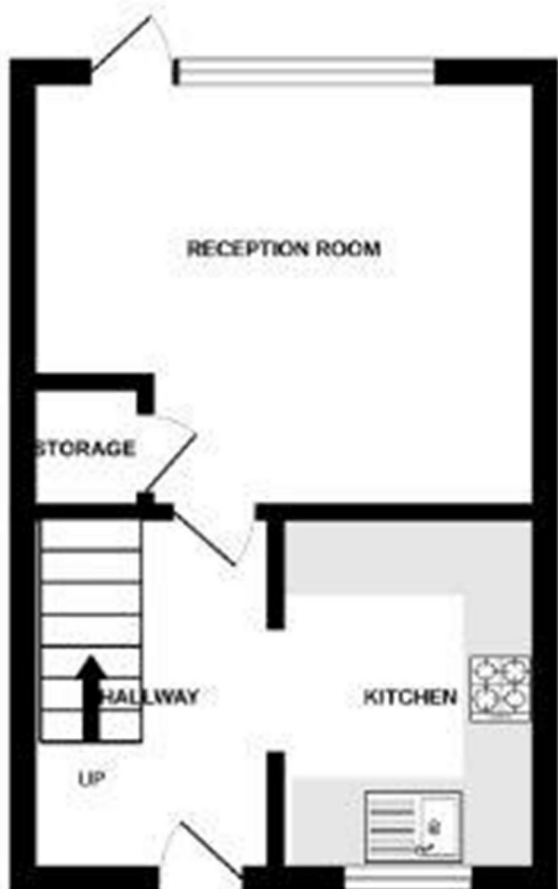
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

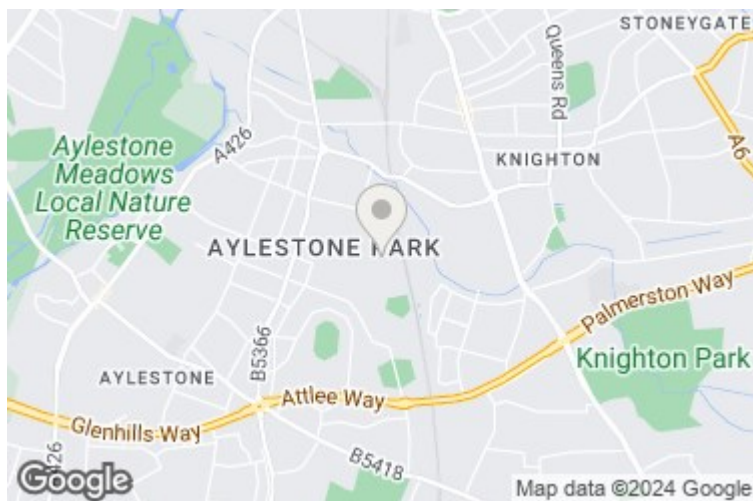
Monday to Friday 9am -5pm

Saturday 9am - 4pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		73	
(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	



Barkers

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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

