



£180,000

Lorrimer Road, Aylestone, Leicester, LE2 8AU

- Mid Terraced House
- Two Reception Rooms
- Good size Rear Garden
- Council Tax Band A
- Freehold
- Two Double Bedrooms
- Bathroom with shower
- EPC Rating D
- No Chain
- Home Mover or Investor



On offer a WELL PRESENTED MID TERRACED property ideally situated within the popular city suburb of AYLESTONE being well served for Leicester Royal Infirmary, Leicester University, De Montfort University, the City Centre and an array of everyday amenities and leisure facilities can be found locally.

The accommodation comprises two reception rooms, fitted kitchen, stairs leading to TWO DOUBLE BEDROOMS and a bathroom with a shower over the bath, WC and pedestal wash hand basin. To the rear is a mainly lawned garden.

Would suit a FIRST TIME BUYER, HOME MOVER or an BUY TO LET INVESTOR

Being sold with no upward chain.

EARLY VIEWING is ADVISED - Call BARKERS 0116 2709394



OTHER ASPECT



FRONT RECEPTION ROOM
11'2 x 10'7 (3.40m x 3.23m)

With a double glazed window to the front aspect, meter cupboard to recess, radiator and door leading to:

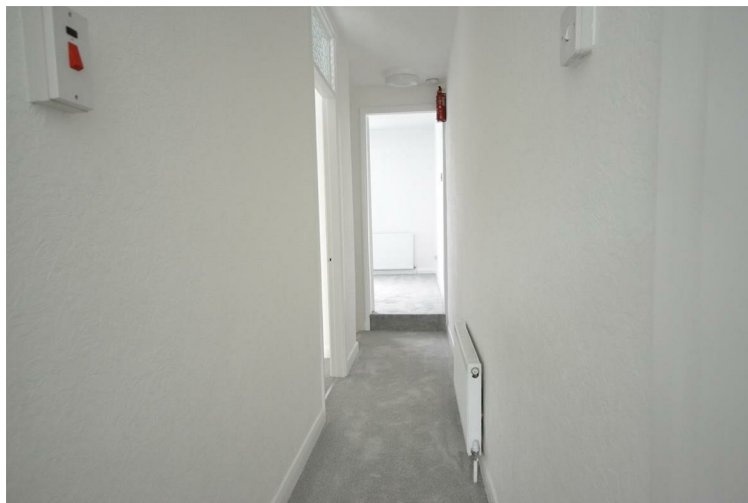


REAR RECEPTION ROOM
11'2 x 10'6 (3.40m x 3.20m)

Double glazed window to rear aspect, radiator and stairs leading to first floor



OTHER ASPECT



LANDING

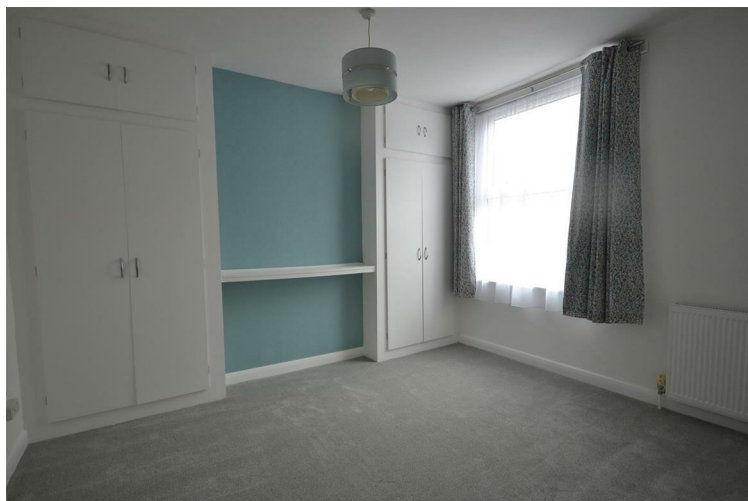


KITCHEN

8'1 x 4'9 (2.46m x 1.45m)

Fitted kitchen with a gas cooker point, radiator, window and door giving access to the rear garden

OTHER ASPECT



BEDROOM ONE

11'2 x 11'10 (3.40m x 3.61m)

Double glazed window to the front elevation, built in wardrobes and radiator



OTHER ASPECT



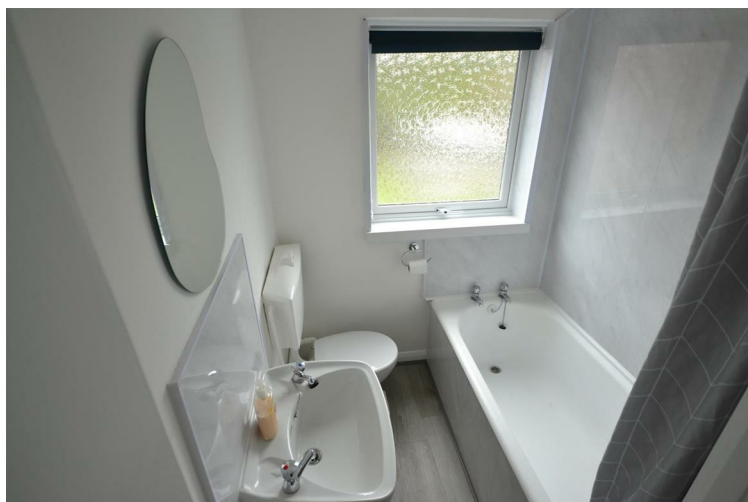
OTHER ASPECT



BEDROOM TWO

11'3 x 9'2 (3.43m x 2.79m)

Double glazed window to rear elevation, radiator and stairwell cupboard with loft access



BATHROOM

Fitted with a bath with a shower over, low level WC., and pedestal wash hand basin, double glazed window to rear elevation and fitted cupboard housing a "Worcester" Combi boiler



OUTSIDE

Patio area, water tap, gate leading to shared side passage.

To the rear is a good size garden which is mainly laid to lawn with a patio area and has an outside tap

Two outbuildings one housing a W/C and the other has plumbing for a washing machine

Access to shared alleyway.



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.

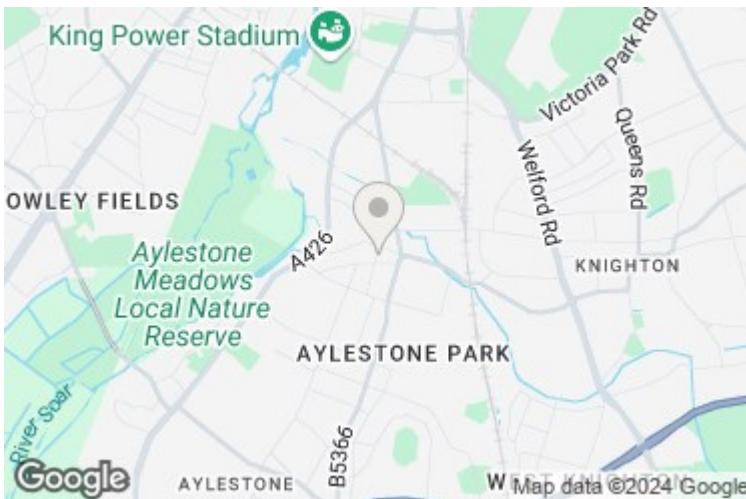
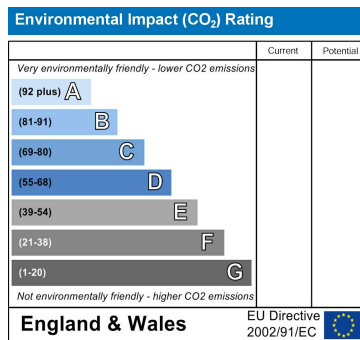
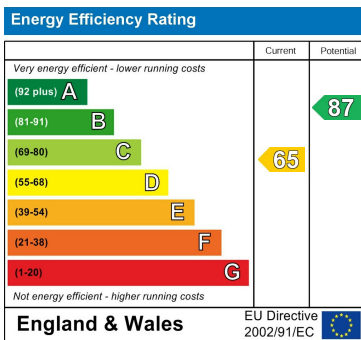
Hours of Business:

Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm



REAR VIEW



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

