



## Offers Over £170,000

Hopefield Road, Leicester, LE3 2BL

- End of Terraced Victorian Property
- Kitchen
- Bathroom
- Freehold
- Council Tax Band A
- Two Reception Rooms
- Two Double Bedrooms
- Patio Garden
- No Chain
- EPC Rating E





A LOVELY VICTORIAN END OF TERRACE PROPERTY OFFERED FOR SALE CHAIN FREE.

We are delighted to offer for sale this newly decorated family home located close to the city centre and Fosse Park.

The house offers spacious accommodation comprising two separate reception rooms, kitchen, two double bedrooms, and a family bathroom.

Hopefield Road is located in the catchment area for several popular schools and provides excellent access to the M1 AND M69 motorway networks.

### ENTRANCE

Entered via a double glazed door leading into



### RECEPTION ONE

**11'1" x 12'7" to bay (3.388 x 3.859 to bay)**

Painted brick feature closed fireplace, power points, radiator, double glazed bay window to front elevation.



### RECEPTION TWO

**11'1" x 11'10" (3.394 x 3.630)**

Painted brick feature closed fireplace, built in under stairs cupboard, door leading to stairs leading to first floor landing, double glazed window to rear elevation, door to kitchen.



### KITCHEN

**5'10" x 12'4" (1.798 x 3.765)**

step down, range of fitted units, sink with drainer, 'Glow Worm Energy 15r boiler', radiator, power points, space for washing machine and fridge freezer, door to side elevation, double glazed window to side elevation.



**OTHER ASPECT**

**LANDING**

Access to loft



**BEDROOM TWO**

**12'1" x 8'3" (3.687 x 2.538)**

Built in cupboard, double glazed window to rear elevation, radiator.



**BEDROOM ONE**

**13'0" to bay x 11'2" (3.972 to bay x 3.412)**

Double glazed bay window to front elevation, radiator, power point.



**BATHROOM**

**12'4" x 5'11" (3.76m x 1.80m)**

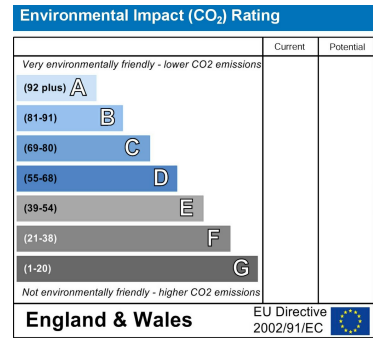
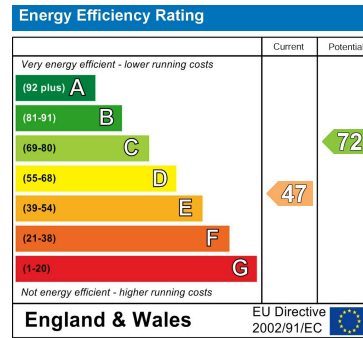
Step down, Bath, electric 'Triton Riba' shower, vanity sink, low level W/C, built in cupboard housing the water tank, radiator, double glazed frosted window to rear elevation.





**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



**OUTSIDE**

Side gate, three built in storage sheds, water tap, private patio garden.

**DISCLOSURE**

Insurance claim made in December 2022 for burst pipe.

**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.

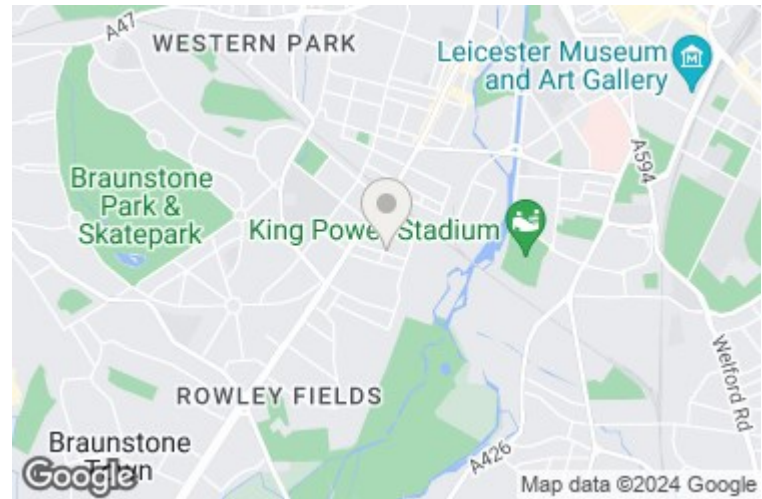
**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,



# 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

