



**£190,000**

**Vernon Road, Aylestone, Leicester, LE2 8GF**

- Bay Fronted Terraced Property
- Two Reception Rooms
- Two Double Bedrooms
- Courtyard Garden
- Council Tax A / EPC D
- Aylestone
- Fitted Kitchen
- Bathroom
- Freehold Property
- Early Viewing Advised





We are pleased to market a BAY FRONTED MID TERRACED property ideally situated within the popular city suburb of AYLESTONE near providing excellent access to the City Centre, Leicester Cricket Ground and an array of everyday amenities and leisure facilities.

The accommodation comprises lounge, dining room, fitted kitchen, stairs leading to TWO DOUBLE BEDROOMS and bathroom. To the rear of the property there is a courtyard garden.

EARLY VIEWING ADVISED. Call BARKERS 0116 2709394



**FRONT RECEPTION ROOM**

**13'5" (into bay) x 11'1" (4.11 (into bay) x 3.40 )**

Access via wooden front door, radiator, stripped wooden flooring, ceiling coving, tiled fire and surround with log burner. Double glazed bay window to front aspect:



**REAR RECEPTION ROOM**

**12'11" x 11'2" (3.94 x 3.41 )**

Stripped wooden flooring, ceiling coving and rose, tiled fire and surround with log burner. French doors to rear courtyard garden:



**KITCHEN**

**9'10" x 6'3" (3.02 x 1.93 )**

Gloss white kitchen with wall and base units, tiled splashbacks, marble effect worktops, radiator, electric cooker, 'Ideal' gas boiler, space for washing machine and undercounter fridge or freezer. Double glazed window to side aspect and door to rear garden:

**LANDING**

Loft access:



**BEDROOM ONE**

**12'7" x 11'0" (3.85 x 3.37 )**

Over stairs storage cupboard, radiator and double glazed window to front elevation:





**BEDROOM TWO**  
**12'11" x 9'10" (3.94 x 3.01 )**

Feature exposed brick wall, ceiling coving, radiator and double glazed window to rear elevation:



**OUTSIDE**

The property benefits from a small frontage. To the rear there is a low maintenance good sized courtyard garden and outhouse:

**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.

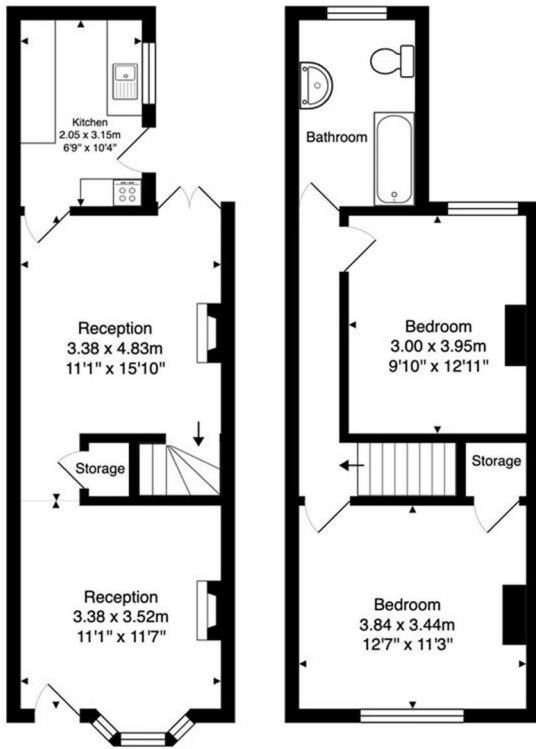
**VIEWING TIMES**



**BATHROOM**  
**9'10" x 6'4" (3.01 x 1.95 )**

Bath with mixer shower over, pedestal sink and w/c. Tiled splashbacks and double glazed window to rear elevation:

Viewing strictly by appointment through Barkers Estate Agents.  
 Hours of Business:  
 Monday to Friday 9am - 5.30pm  
 Saturday 9am - 4pm



Total Area: 74.0 m<sup>2</sup> ... 797 ft<sup>2</sup>

All measurements and illustrations are approximate and may not be drawn to scale.  
 This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.  
 The vendor, agency and supplier will accept no liability for its accuracy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

# 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

