



£290,000

Knighton Church Road, South Knighton, Leicester, LE2 3JP

- Extended Mid Terraced Property
- Reception Room
- Modern Kitchen
- Bathroom & Shower
- Freehold / EPC E / Council Tax B
- South Knighton
- Lounge / Diner
- Two Double Bedrooms
- Front & Rear Gardens
- No Upward Chain



On offer a A DELIGHTFULLY APPOINTED BAY FRONTED TERRACED PROPERTY superbly located in the fashionable and highly regarded leafy suburb of South Knighton, being well served for renowned local schooling, Leicester University, the city centre and the popular Queens Road shopping parade with its array of bars, bistros & boutiques. This well presented living accommodation offers a comfortable family home or investment whilst briefly comprising reception room, open plan lounge / dining room, attractive fitted kitchen, two double bedrooms, a family bathroom suite and separate shower. Attractive rear & front gardens. VIEWINGS HIGHLY RECOMMENDED. NO UPWARD CHAIN

ENTRANCE

Access through shared passageway to wooden front door leading to:



FRONT RECEPTION ROOM

11'3" x 10'7" (3.43 x 3.23)

Ceiling coving and rose, meter cupboard, electric fire, radiator, double glazed bay window to front aspect:



LOUNGE / DINING ROOM

22'5" x 10'6" (6.85 x 3.22)

Wall lights, two radiators, French doors leading to rear garden:



ASPECT TWO



KITCHEN
13'11" x 6'0" (4.26 x 1.83)

Gloss white kitchen with worktops over, tiled splashbacks, integrated oven, induction hob, spotlights, microwave, fridge/freezer and washing machine. Double glazed windows to side and rear aspect:

LANDING



BEDROOM ONE
11'3" x 12'4" (3.44 x 3.78)

Wall lights, fitted wardrobe and dressing unit, radiator, double glazed window to front elevation:



BEDROOM TWO
11'3" x 8'4" (3.44 x 2.56)

Radiator, fitted wardrobe, double glazed window to rear elevation:



BATHROOM
5'2" x 7'4" (1.60 x 2.26)

Fully tiled walls, heated towel rail, w/c, wash hand basin with storage below, bath, single shower cubicle. Double glazed window to rear elevation:



GARDEN

There is a pretty courtyard with useful shed:

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.

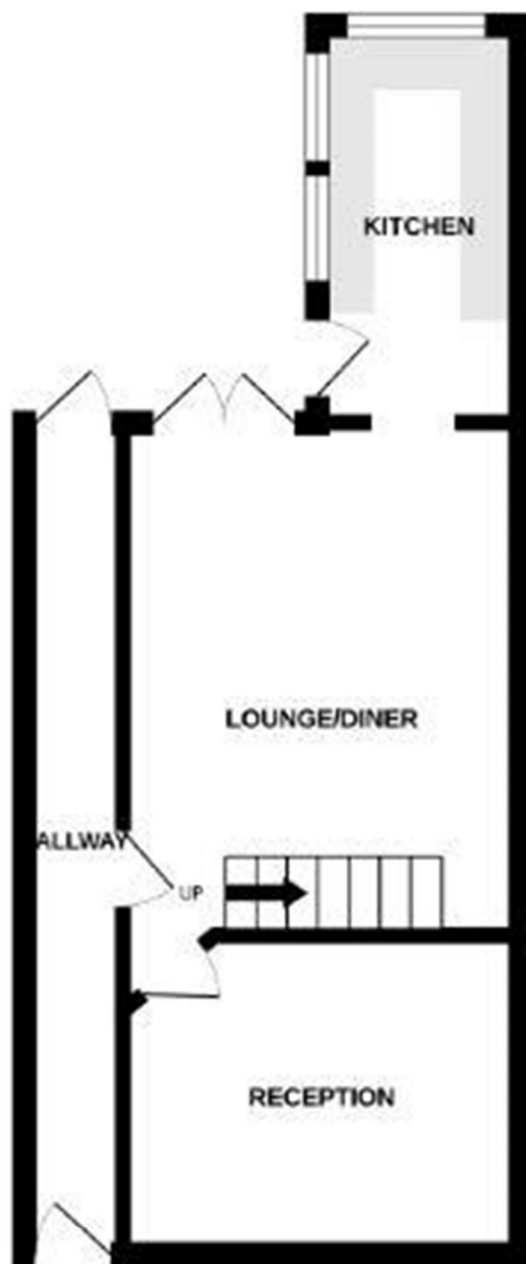
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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

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

