



## Asking Price £400,000

**St. Peters Road, Leicester, LE2 1DH**

- Spacious Five Bedroom Semi Detached
- Two Reception Rooms
- Shower Room and Bathroom
- Investment Opportunity
- Freehold / Council Band C / EPC Rating D
- Arranged Over Three Floors
- Kitchen/Breakfast Room
- Courtyard
- Off Street Parking
- No Upper Chain



A GREAT OPPORTUNITY TO PURCHASE A LARGE PROPERTY ARRANGED OVER THREE FLOORS AND WITH OFF STREET PARKING. Requiring modernisation, the property was historically rented by a registered provider with six letting rooms. Under the Housing Act 2004 the property was exempt from HMO licensing. Comprising of entrance hall, two reception rooms, kitchen / diner, stairs to two bedrooms, bathroom & shower room. Further stairs to three bedrooms. Courtyard garden with double gates providing off road parking.

OFFERED WITH NO UPWARD CHAIN VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



#### ENTRANCE HALL

Fob activated front door, fire alarm system, stairs rising to, radiator, door leading to cellar:



#### RECEPTION ONE

**16'11" x 10'11" (5.161 x 3.344)**

Double glazed bay window to front elevation, double glazed window to side elevation, three radiator's.



#### OTHER ASPECT



**RECEPTION TWO**  
**14'1" x 12'2" (4.313 x 3.712)**

Double glazed bay window to front elevation, radiator.

**CELLAR**

Fuse board and meters:



**OTHER ASPECT**



**BREAKFAST ROOM**  
**14'10" x 9'9" (4.535 x 2.997)**

Double glazed window to front elevation, two double glazed windows to side elevations, radiator:



**KITCHEN**  
**12'3" x 5'8" (3.754 x 1.748)**

Range of fitted units, sink with drainer, extractor hood, two double glazed windows to side elevation, door to side elevation.

**FIRST FLOOR LANDING**

Built in cupboard housing 'Worcester' boiler and 'Ideal' water cylinder:



**BEDROOM ONE**

**14'9" x 10'11" (4.510 x 3.345)**

Two double glazed windows to front elevation, one double glazed window to side elevation, radiator:



**SHOWER ROOM**

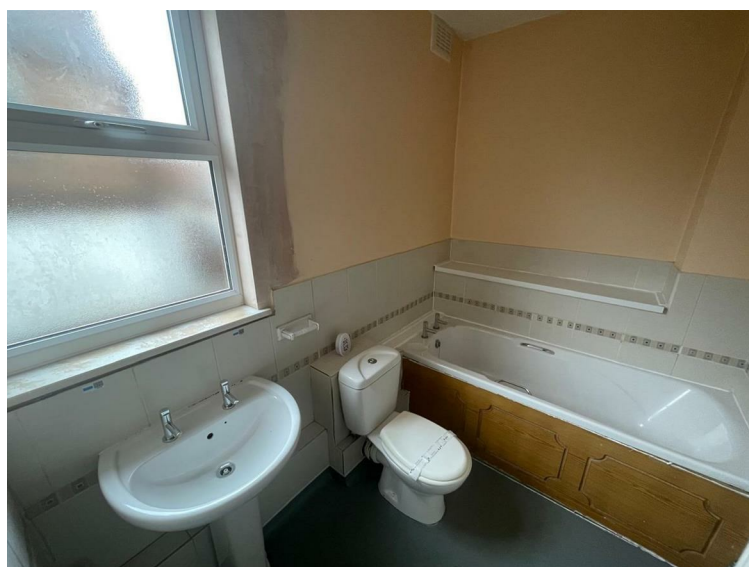
Shower cubicle with mixer shower, wash hand basin, low level W/C, part tiled walls:



**BEDROOM TWO**

**11'10" x 11'9" (3.613 x 3.584)**

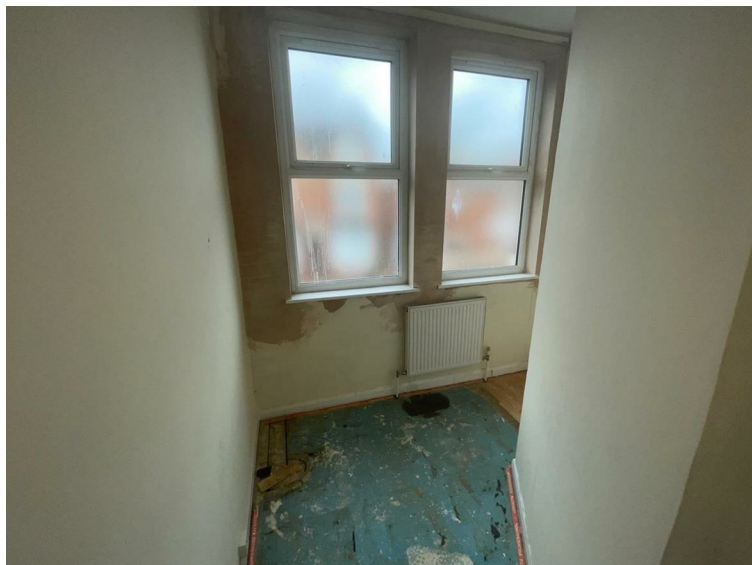
Two double glazed windows to front elevation, one double glazed window to side elevation, radiator:



**BATHROOM**

**8'6" x 5'11" (2.609 x 1.825)**

Bath, pedestal wash hand basin, low level W/C, radiator, part tiled, double glazed frosted window to side elevation:



**STORAGE ROOM**

Two double glazed frosted windows to front elevation, radiator:

**SECOND FLOOR LANDING**

Radiator:



**BEDROOM FOUR**

**12'4" x 8'8" (3.767 x 2.648)**

Double glazed window to front elevation, radiator:



**BEDROOM THREE**

**12'4" x 11'1" (3.778 x 3.402)**

Double glazed window to side elevation, radiator:



**BEDROOM FIVE**

**12'4" x 9'10" (3.783 x 3.002)**

Built in cupboard, radiator, double glazed window to side elevation:



**OUTSIDE**

Patio area, double wooden gates opening to the front of the property:

**DISCLAIMER**

There is Japanese Knotweed located outside the property. The owners have paid in full for a 10-year Knotweed Management Plan with an insurance backed guarantee from a Property Care Association (PCA) registered provider, which will be transferred to the buyer on completion. For full details please contact the office.

**OUTSIDE W/C**

**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**

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.

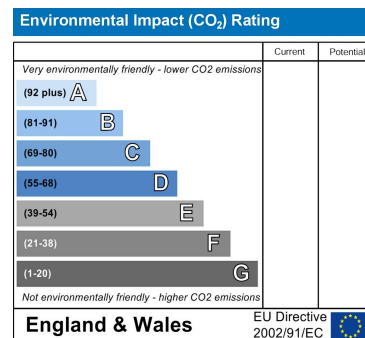
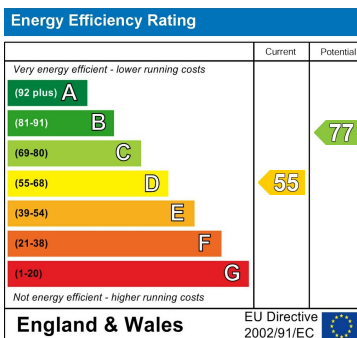
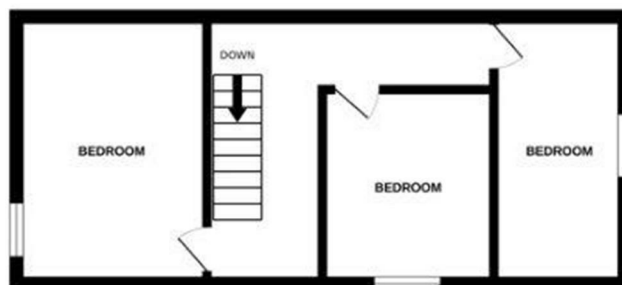
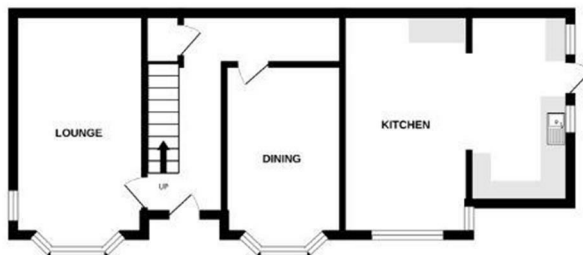
**VIEWING TIMES**

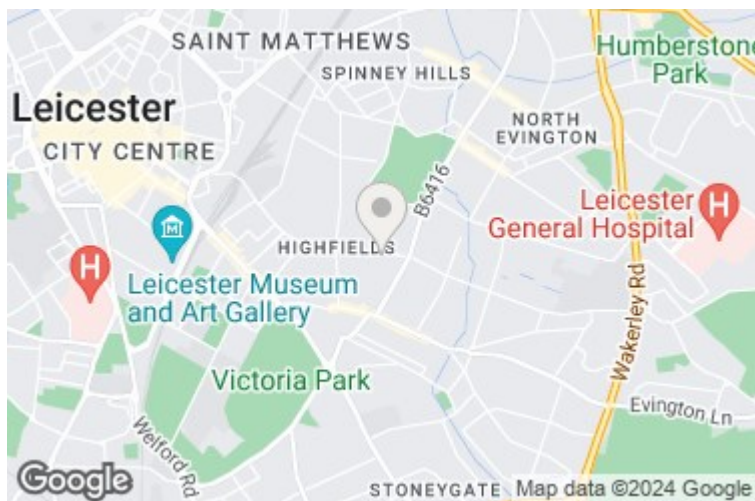
Viewing strictly by appointment through Barkers Estate Agents.

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

