



Offers Around £295,000

Kimberley Road, Leicester, LE2 1LG

- Character Terraced Property
- Through Lounge
- Downstairs W/C
- EPC Rating C
- Council Tax Band B
- Three Double Bedrooms
- Spacious Kitchen/Diner
- Bathroom and Seperate Shower Room
- Freehold



Barkers are delighted to offer for sale this SPACIOUS THREE BEDROOM TERRACED PROPERTY benefiting from a THROUGH LOUNGE and DINING KITCHEN, downstairs W/C. There are THREE DOUBLE BEDROOMS upstairs, WITH A BATHROOM AND A SEPERATE SHOWER ROOM.

The property offers ample living space and is conveniently located within close proximity to local schools, bus routes and Leicester city centre.

Located on Kimberley Road, on the border of Highfields and Stoneygate in Leicester, the popular and bustling suburb is situated just off London Road, conveniently placed for access to Leicester City Centre with its bars and eateries, Highcross Shopping Centre, train station. Beyond the property's garden, stunning outside space may be enjoyed at nearby Victoria Park.

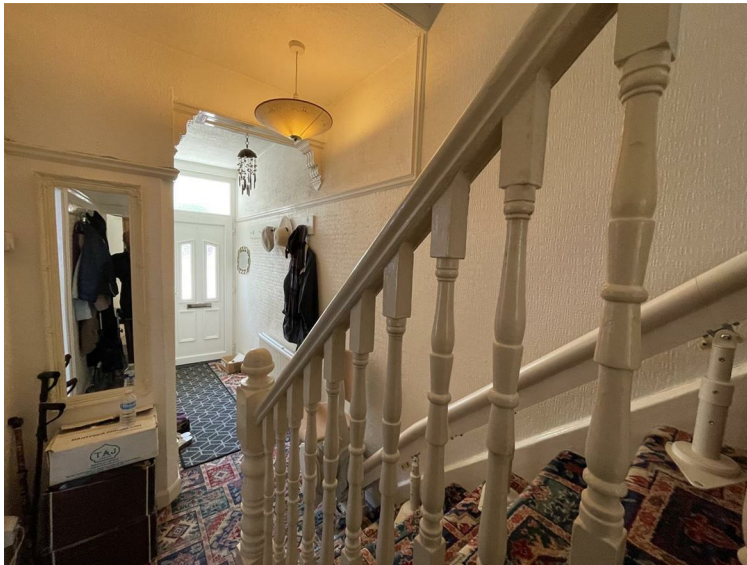
VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



THROUGH LOUNGE

24'5" x 11'8" (7.446 x 3.557)

Double glazed bay window to front elevation, double glazed window to rear, three radiators



ENTRANCE

5'4" x 20'11" (1.648 x 6.383)

Double glazed front door and window to front elevation, radiator, stairs rising to first floor



LOUNGE OTHER ASPECT



KITCHEN / DINER

23'10" x 10'11" (7.269 x 3.331)

Range of fitted units, tiled splashbacks, double sink with drainer, four ring gas hob with extractor above, built in double oven, plumbing for W/M, built in understairs cupboard.



DINING AREA

INNER PORCH

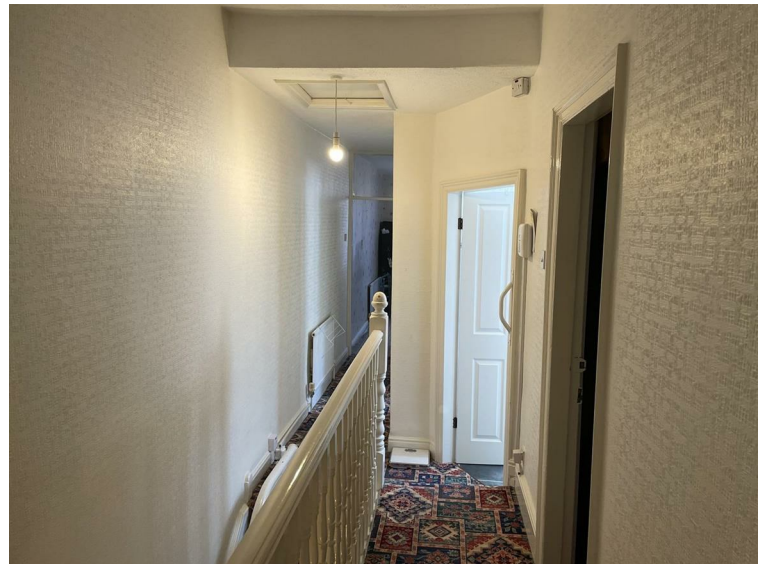
Double glazed part frosted door to side leading to courtyard garden.

DOWNSTAIRS W/C

Potterton Boiler, Low level W/C, vanity wash hand basin, radiator, double glazed frosted window to side elevation.



KITCHEN OTHER ASPECT



UPSTAIRS LANDING

Access to loft, radiator.



BEDROOM ONE
15'2" x 11'0" (4.633 x 3.360)

Fitted wardrobe, feature fireplace, radiator, double glazed bay window to front elevation.



BEDROOM THREE
10'11" x 10'7" (3.343 x 3.245)

Radiator, double glazed window to rear elevation.



BEDROOM TWO
11'11" x 11'3" (3.644 x 3.454)

Fitted wardrobe, feature fireplace, radiator, double glazed window to rear elevation.



BATHROOM
6'11" x 5'4" (2.127 x 1.644)

Bath with shower attachment, vanity sink unit, part tiled walls, low level W/C, radiator, built in cupboard's, double glazed frosted window to side elevation.



SHOWER ROOM
7'11" x 7'2" (2.427 x 2.187)

Shower with shower curtain and electric shower, low level W/C, wash hand basin, radiator, double glazed window to side elevation.



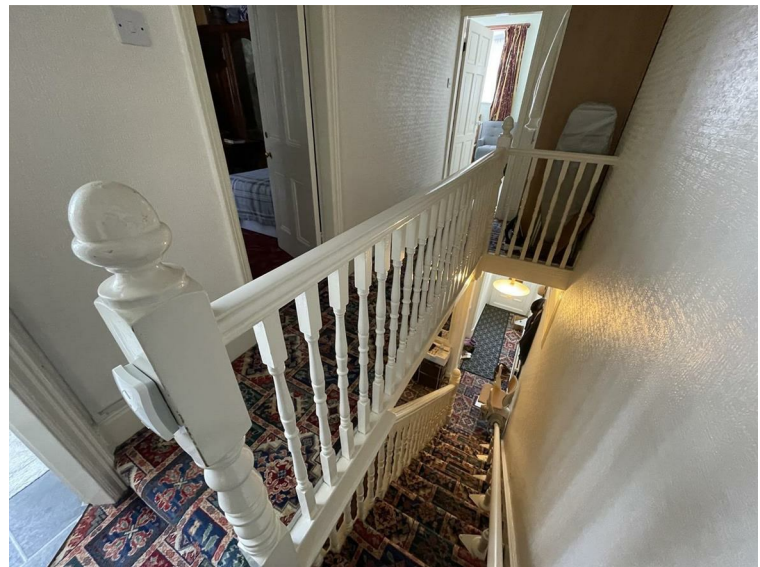
FREE VALUATION

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

Courtyard patio garden, water tap, power point, raised planters,



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.

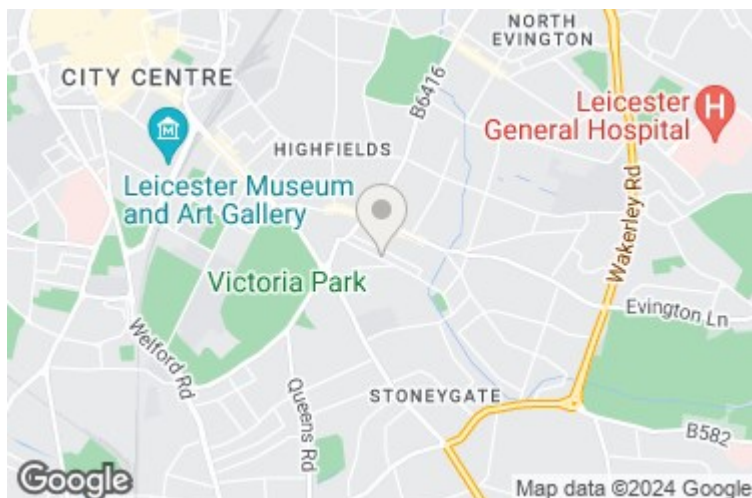
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



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

Est.1985
Barkers

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

