

£250,000

Regent Road, Leicester, LE1 6YG

- Stunning Georgian Mid Terraced Property
- Three Reception Rooms
- Stylish Four Piece Bathroom Suite
- Character Features
- EPC Rating D
- Two Double Bedrooms
- Fitted Kitchen
- Cellar
- Courtyard Garden
- Council Tax Band B Freehold



This delightful TWO BEDROOM GEORGIAN MID-TERRACE property is offered for sale.

The house retains many of its original features and enjoys a private leafy courtyard setting. Situated in Leicester's Conservation area it is within easy of local universities, LRI, the train station and the city centre.

Offering LIGHT and SPACIOUS accommodation the property comprises an entrance hallway affording/giving access to two reception rooms, a fitted kitchen and a third reception room/study. Cellar access is from this hallway. Upstairs there are two generous double bedrooms and a good sized bathroom. The bathroom includes a period free-standing bath and a modern walk-in shower.

The exterior of the property offers a pleasant tree-lined access to its own front garden and there is a sunny courtyard to the rear.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



RECEPTION ONE
12'8" x 11'9" (3.873 x 3.592)

Feature Fireplace, arched insets, coving, radiator, stripped floor boards, sash window to front elevation.



ENTRANCE
15'6" x 3'1" (4.746 x 0.965)

Wooden front door, tiled floor, radiator.



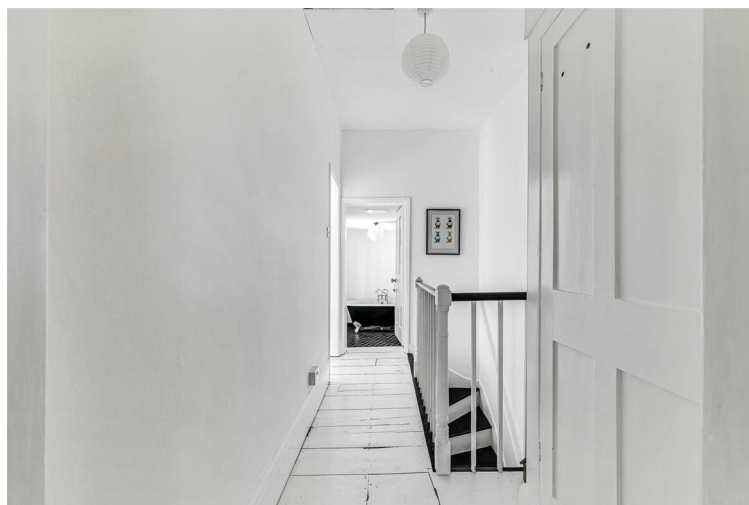
RECEPTION TWO
12'9" x 11'8" (3.889 x 3.557)

Feature fireplace, radiator, door leading down into cellar, double glazed opening doors to rear.



KITCHEN
11'9" x 7'8" (3.593 x 2.347)

Range of fitted units with worktops and matching splashback, built in four ring electric hob, oven below and extractor above, sink with twin drainer, plumbing for D/W , Built in cupboard housing 'Worcester' boiler and plumbing for W/M.



UPSTAIRS LANDING
12'0" x 5'4" max (3.668 x 1.651 max)
Built in cupboard.



RECEPTION THREE/ STUDY
8'7" x 8'1" (2.638 x 2.475)

Radiator, double glazed window to side elevation.



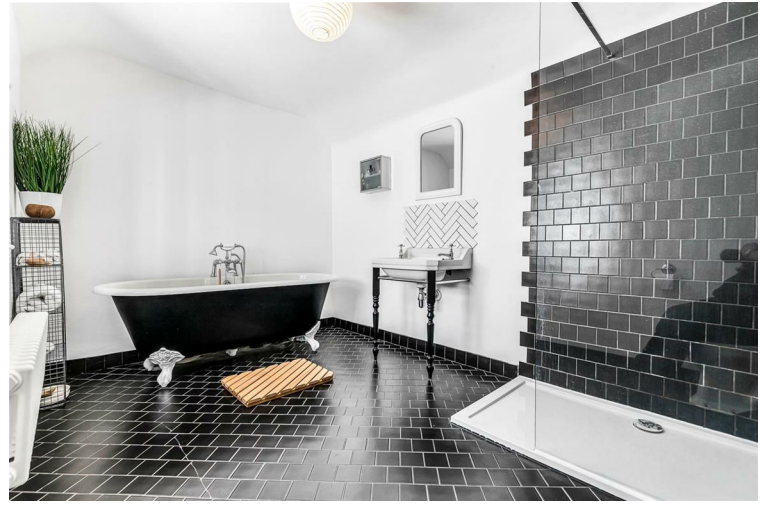
BEDROOM ONE
16'4" x 11'9" (4.980 x 3.585)

Access to loft, radiator, two sash windows to front elevation.



BEDROOM TWO
12'0" x 10'4" (3.670 x 3.165)

Built in shelves, radiator, stripped floor boards, double glazed window to rear elevation.



BATHROOM
11'8" x 7'9" (3.569 x 2.384)

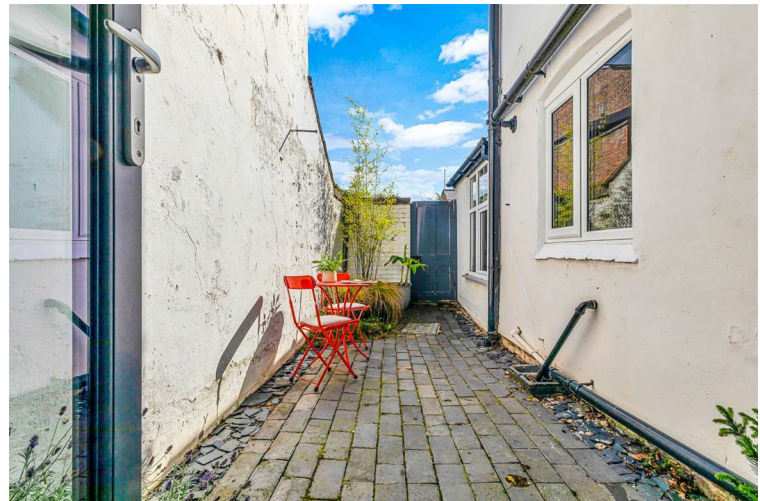
Step down, feature cast iron bath with claw feet and shower attachment, pedestal wash hand basin, large walk in shower with mixer shower, low level W/C, tiled floor, part tiled walls, radiator, double glazed window to side elevation.



OTHER ASPECT

FRONT GARDEN

Raised frontage with flowerbeds, paved pathway screened by mature trees.

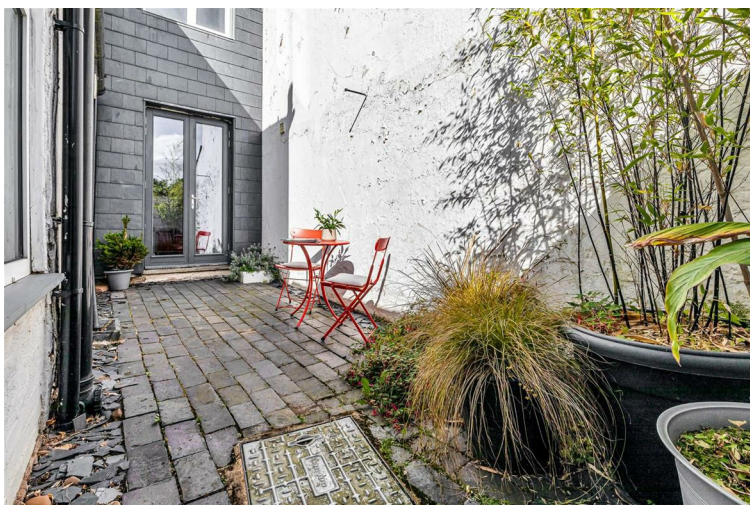


REAR COURTYARD

Patio Courtyard garden, wooden gate to rear leading to West Street.

RESIDENTS PARKING

We understand that the property is entitled to a resident parking scheme by Leicester City Council (subject to conditions).



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.

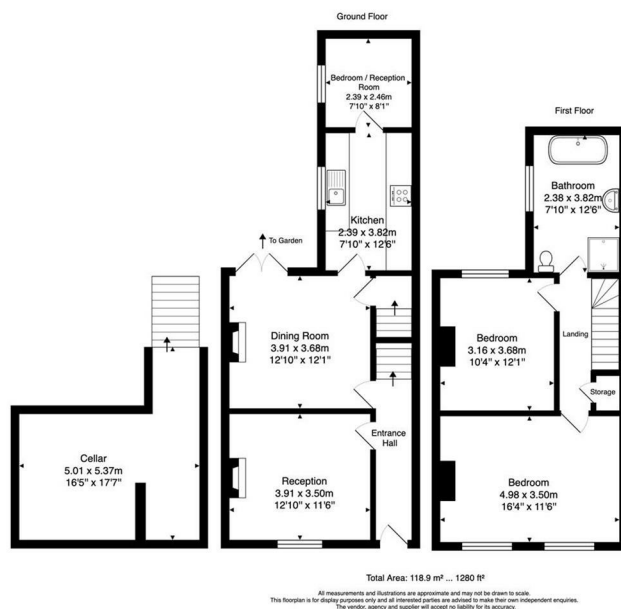
Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm

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

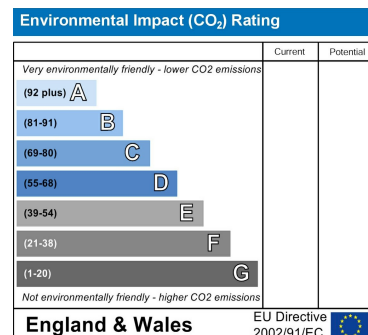
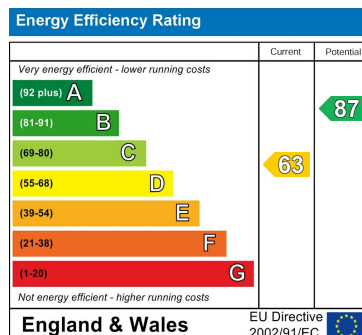


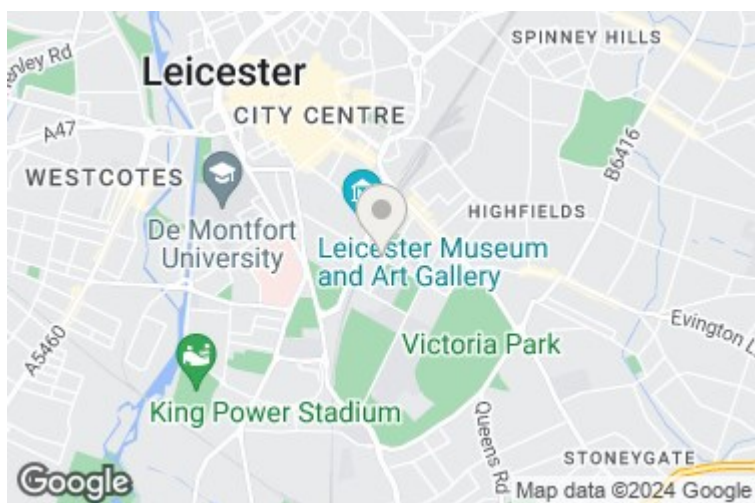
GENERAL REMARKS

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





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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
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- 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

