



# Asking Price £350,000

**Norwood Road, Evington, Leicester, LE5 5QG**

- Spacious Three Bedroom Semi Detached House
- Fitted Kitchen
- Bathroom
- Scope to extend subject to Planning
- EPC Rating D
- Through Lounge
- Conservatory
- Seperate W/C
- Off Street Parking to Front
- Council Tax Band B



Barkers are delighted to offer to the market this WELL PRESENTED 1940's THREE BEDROOM SEMI DETACHED property located in the ever-popular area of EVINGTON to the east of Leicester city centre.

The accommodation, in brief, comprises a hallway, through lounge, kitchen, and conservatory, upstairs there are three bedrooms and a family bathroom with an additional W/C,

There is off-street parking to the front and private rear garden which is mainly laid to lawn as well as shed.

Norwood Road is located in one of Leicester's most sought-after residential areas. The property sits in an ideal location for access to the A47 providing convenient access in and out of the city. There are nearby shops in the village as well as Evington Road shops. There is an excellent selection of local schools. The additional facilities and public service amenities of Leicester town centre can be reached less than 3 miles away along with a mainline train station.

#### **PORCH**

Double glazed door to front elevation



#### **KITCHEN**

**10'10" x 7'0" (3.322 x 2.134)**

Fitted units with worktops and part tiled walls, 'Worcester' Boiler, sink with drainer, four ring gas hob with electric oven below and extractor above, tiled floor, double glazed window to rear and double glazed door to side



#### **ENTRANCE HALLWAY**

**12'6" x 4'1" (3.833 x 1.253)**

Double glazed door leading into, radiator, double glazed window to side elevation

#### **BUILT IN CUPBOARD**

**4'5" x 2'10" (1.363 x 0.888)**

Fuse box attached to wall, double glazed window to side elevation.



#### **THROUGH LOUNGE/DINER**

**25'1" x 11'10" (7.666 x 3.615)**

Double glazed bay window to front elevation, two radiators, picture rails, pair of double glazed doors to rear opening into the conservatory.



**OTHER ASPECT**



**UPSTAIRS LANDING**

**10'6" x 4'3" (3.223 x 1.300)**

Access to loft, radiator, double glazed frosted window to side elevation.



**CONSERVATORY**

**14'0" x 12'10" (4.291 x 3.930)**

Plumbing for W/M, radiator, tiled floor, pair of double glazed doors to rear elevation opening onto the garden.



**BEDROOM ONE**

**11'4" x 10'1" (3.460 x 3.081)**

Fitted wardrobes and built in vanity unit, radiator, double glazed window to front elevation.



**BEDROOM TWO**

**12'6" x 11'10" (3.822 x 3.614)**

Fitted wardrobes and built in vanity unit, radiator, double glazed window to rear elevation.



**BATHROOM**

**6'10" x 4'7" (2.087 x 1.412)**

Bath with mixer shower, wash hand basin, low level W/C, heated towel rail, tiled walls and floor, double glazed frosted window to side elevation.



**BEDROOM THREE**

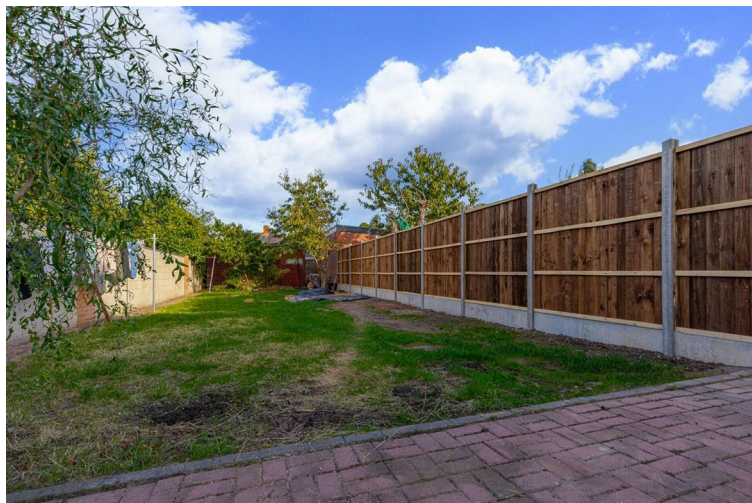
**8'10" x 8'2" (2.697 x 2.500)**

Fitted wardrobes with vanity unit, radiator, double glazed window to front elevation.



**SEPERATE W/C**

Wash hand basin, low level W/C, tiled walls, double glazed frosted window to side elevation.



**OUTSIDE**

The garden is laid to lawn, shed, water tap, wooden gate to front leading to the front of the property where you have off street parking.



**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.

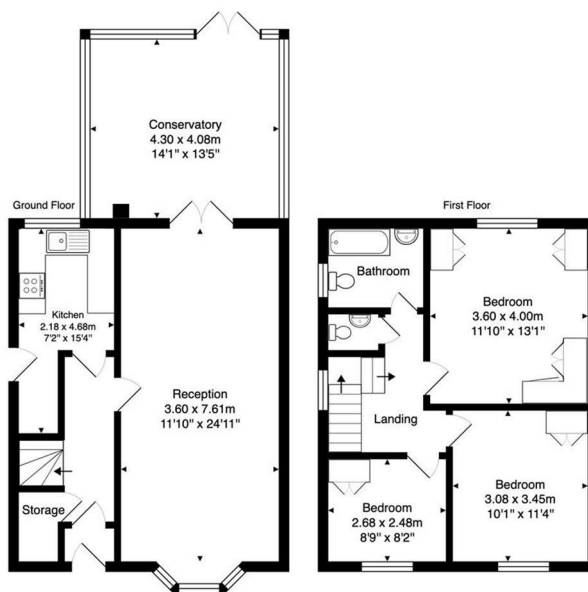
**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

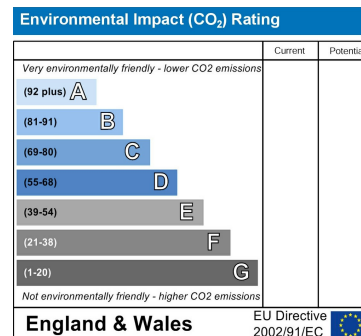
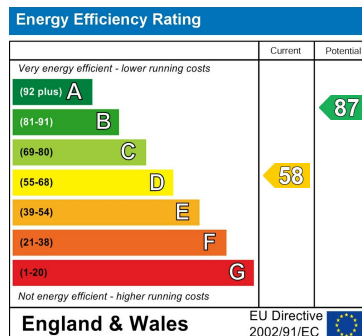
Monday to Friday 9am -5pm

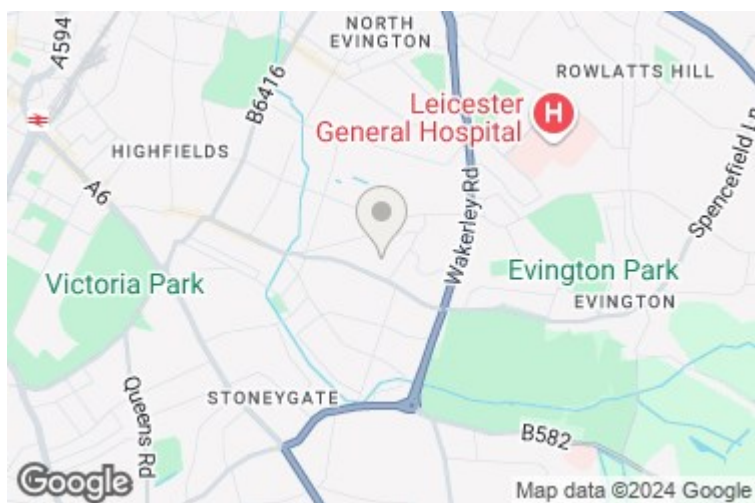
Saturday 9am - 4pm



Total Area: 109.6 m<sup>2</sup> ... 1179 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.





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

