



Asking Price £300,000

Greenhill Road, Leicester, LE2 3DP

- Semi Detached House
- Dining Room
- L shaped Kitchen/Breakfast Room
- Garage Own Drive
- Scope to extend subject to Usual Planning Consents
- Three Bedrooms
- Lounge
- Bathroom
- Good Size Rear Garden
- EPC Rating D Council Tax Band B



An ATTRACTIVE BAY FRONTED SEMI DETACHED property located in the sought after CLARENDON PARK bordering KNIGHTON which provides SPACIOUS ACCOMMODATION.

The property is offered for sale with no upper chain and has lots of scope to extend subject to the usual planning consents.

The house briefly comprises downstairs of an entrance hall, lounge, dining room, I shaped kitchen/breakfast room.

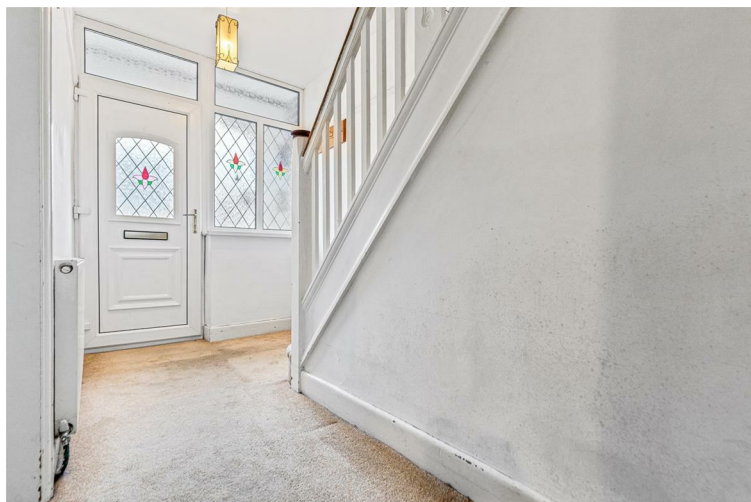
On the first floor there are three double bedrooms and a family bathroom.

To the rear is a mature decent sized garden with an outside W/C, and entrance to your garage which takes you to the front of the property.

To the front you have off street parking and a brick wall.

Located walking distance from Queens Road with its shops, bars and restaurant's on your door step, and close to Leicester train station, University of Leicester, Victoria Park and the Leicester Royal Infirmary, as well as excellent public and private schooling.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



ENTRANCE

13'2" x 6'1" (4.02 x 1.87)

Double glazed front door with leaded glass to front elevation, two double glazed matching leaded glass windows to front, radiator.



DINING ROOM

13'1" to bay x 11'3" (4.01m to bay x 3.43m)

Double glazed bay window to front elevation, radiator.



LOUNGE

12'11" x 11'3" (3.95 x 3.43)

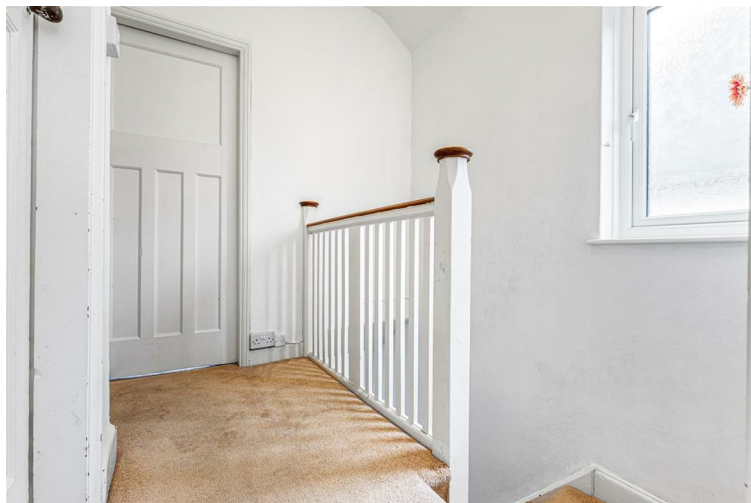
Radiator, opening leading into kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

16'11" max x 16'4" max (5.16 max x 5.00 max)

L shaped, built in cupboard with double glazed frosted window to side elevation, fuse box and storage, double glazed door with patterned glass window to side elevation, space for fridge freezer, plumbing for W/M, 'Worcester' boiler, built in four ring gas hob, oven below and extractor above, fitted units with worktops, window to rear elevation, double glazed sliding doors to rear.



LANDING

Double glazed frosted window to side elevation.



BEDROOM ONE

13'8" x 10'7" (4.17 x 3.23)

Fitted wardrobes, fitted unit with cupboard and drawers under front bay window, radiator, double glazed bay window to front elevation.



BEDROOM TWO
12'6" x 11'3" (3.82 x 3.44)

Two fitted cupboards, radiator, double glazed window to rear elevation.



BATHROOM
8'1" x 6'1" (2.48 x 1.87)

Access to loft, bath with electric shower, low level W/C, vanity wash hand basin with cupboard below, radiator, part tiled walls, double glazed frosted window to rear elevation.



BEDROOM THREE
8'1" x 6'9" (2.48 x 2.08)

Fitted wardrobe, radiator, double glazed window to front elevation.



GARAGE
13'8" x 7'8" (4.18 x 2.35)

Up and over door, wooden door to rear, under stairs cupboard.



OUTSIDE

Garden mainly laid to lawn, mature shrubs, water tap, power point, Brick outhouse building with low level W/C.

Side gate leading to front of property with low level brick wall with various shrubs, own driveway with off street parking leading into garage..

DISCLAIMER

There was an insurance claim made in 2003 for subsidence to the front wall and garage this has been underpinned , (paperwork in the office on request).



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.

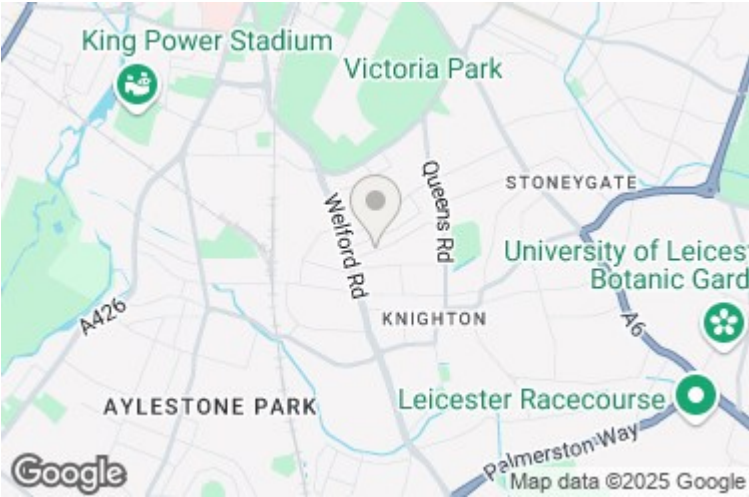
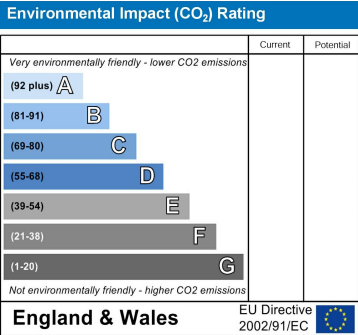
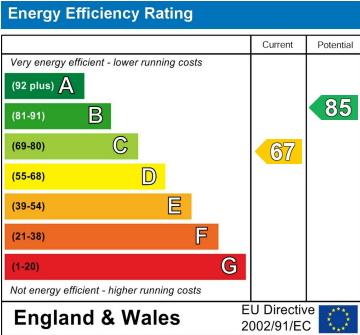
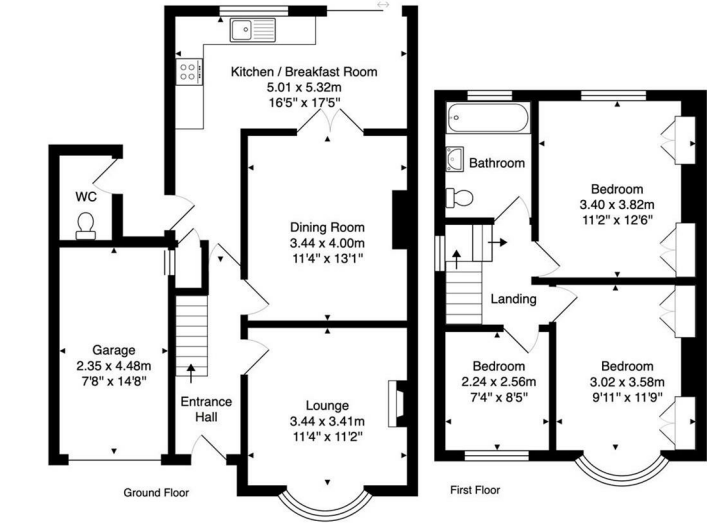
Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm

Total Area: 105.6 m² ... 1136 ft²

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.



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

