

Guide Price £220,000

Ripon Street, Leicester, LE2 1LW

- End Terraced Property
- Two Reception Rooms
- Two Double Bedrooms
- Pretty Courtyard Garden
- Freehold Property
- Stoneygate
- Modern Fitted Kitchen
- Bathroom Suite & Shower
- EPC D / Council Tax A
- No Upward Chain



AN END TERRACE HOUSE located in a cul de sac just off London Road in **STONEYGATE**

GUIDE PRICE OF £220,000 - £230,000

Internally comprising dining room, lounge, kitchen. stairs to two double bedrooms and bathroom.

To the rear is a low maintenance courtyard garden which still retains the two original brick built outhouses.

Conveniently located within walking distance to Victoria Park and the popular Queens Road with the great choice of restaurants, bars and shops.

Also close to Leicester Train Station, universities and hospitals.

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



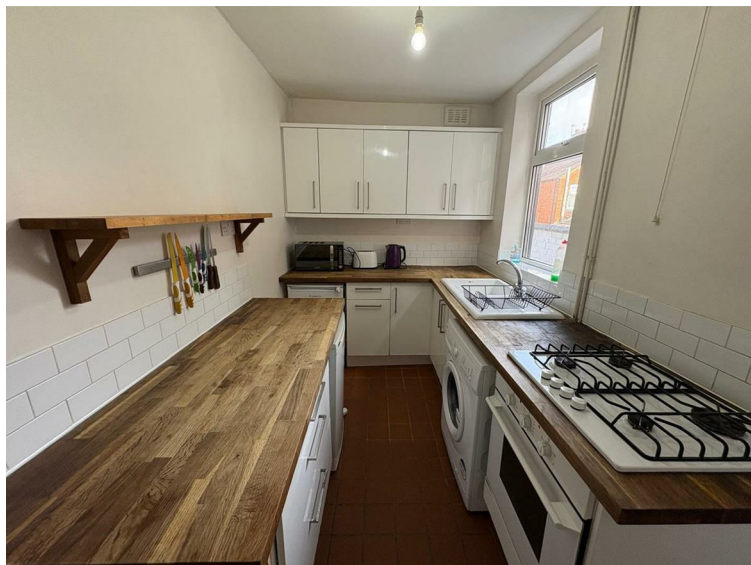
RECEPTION ROOM TWO
12'1" x 10'11" (3.68 x 3.33)

Ceiling rose, radiator, under stair storage cupboard, double glazed window to rear elevation & staircase to first floor:



RECEPTION ROOM ONE
11'0" x 10'11" (3.35 x 3.33)

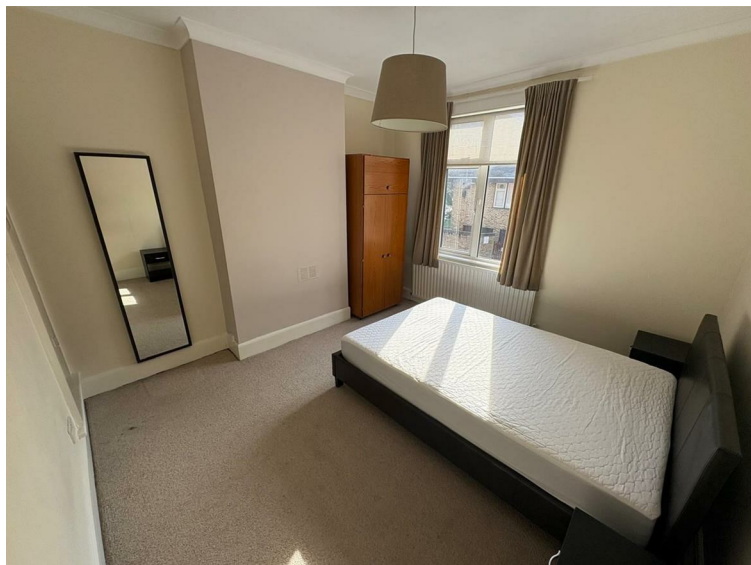
Featuring cast iron feature fireplace with tiled hearth, shelving to recess and meter cupboard to recess housing gas / electric meters, original coving, radiator and double glazed window to front aspect:



FITTED KITCHEN
12'1" x 6'5" (3.68 x 1.96)

Fitted with a matching range of gloss white units with wooden work surfaces and sink & drainer, four ring gas hob, single electric oven and finished with tiled splash backs. Space has been provided for under counter fridge/freezer, plumbing for washing machine, having quarry tiled flooring, radiator and double glazed window and door to side elevation:

FIRST FLOOR LANDING
Loft access:



BEDROOM ONE

12'1" x 11'5" (3.68 x 3.48)

Coving, over stair storage cupboard providing wardrobe space, radiator and double glazed window to front elevation:



BATHROOM SUITE & SHOWER

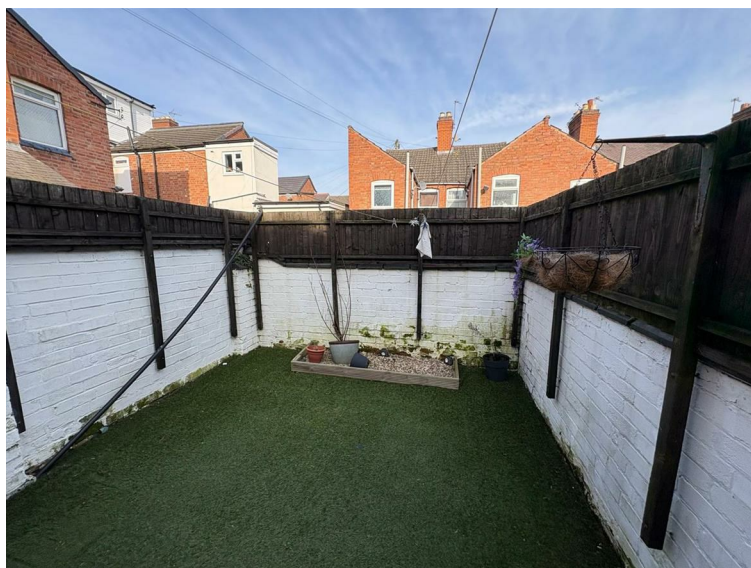
Fitted with a matching white three piece suite comprising bath with electric shower over, pedestal wash hand basin and low level w/c, finished with part tiled ceramic surround, contrasting varnished wood flooring, original airing cupboard housing boiler, radiator and double glazed opaque window to rear elevation:



BEDROOM TWO

12'1" x 9'2" (3.68 x 2.79)

Radiator and double glazed window to rear elevation:



OUTSIDE

The property extends to a rear enclosed courtyard garden mainly laid with artificial lawn, having white washed boundary walled surround, two original outbuildings and having handy side gated entrance

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:

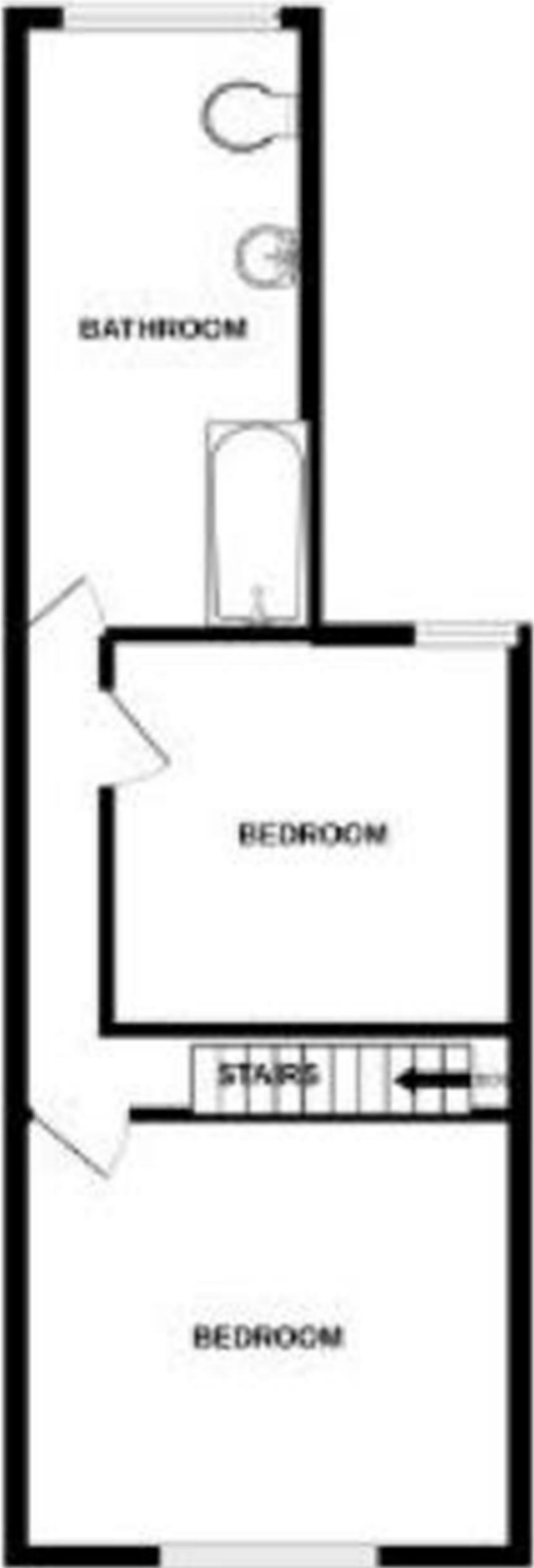
Monday to Friday 9am -5.30pm,


Saturday 9am - 4pm

FREE VALUATION

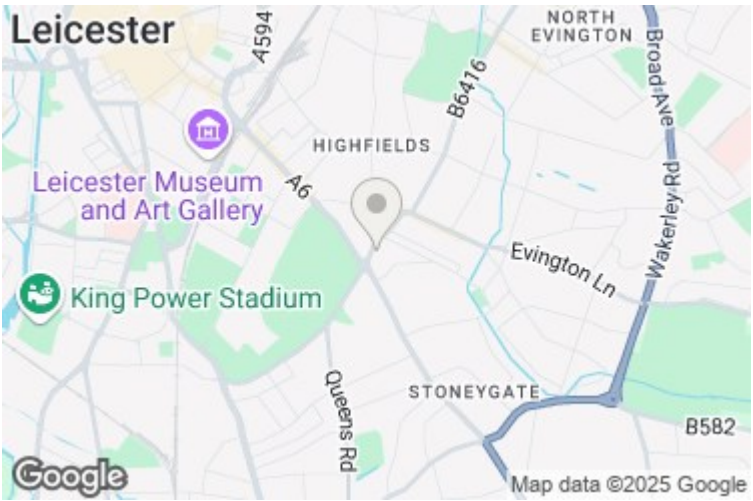
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(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



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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

