

Asking Price £235,000

Middlesex Road, Leicester, LE2 8HH

- Three Bedrooms
- Lounge
- Open Plan Kitchen/Diner
- Good Size Rear Garden
- Boiler fitted July 2024
- Semi Detached Property
- DG & GCH
- Bathroom
- EPC Rating D Council Tax Band A
- Freehold

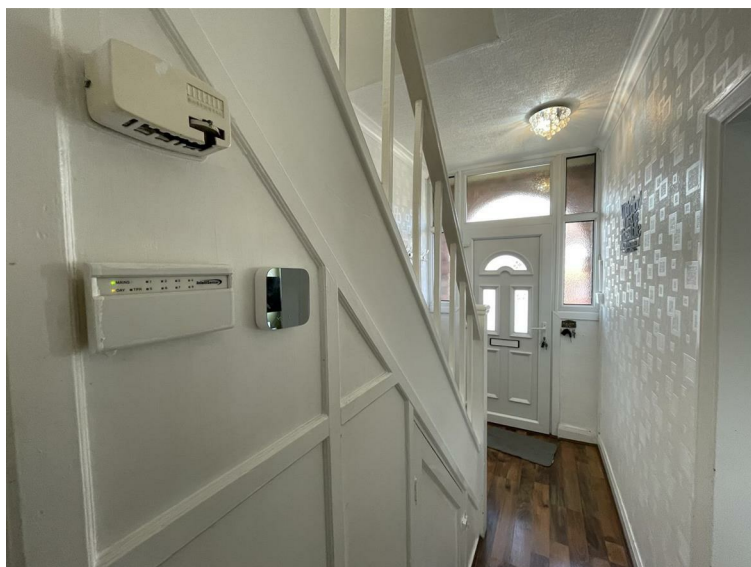


A well presented **THREE BEDROOM** semi-detached home located in the popular and convenient area of **AYLESTONE**.

The property has well appointed accommodation comprising entrance hall, lounge, dining room, open plan kitchen/diner. To the first floor there are three bedrooms and a bathroom. Outside the property has a good sized garden to the rear.

Boiler was fitted July 2024.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



ENTRANCE HALLWAY
12'11" x 5'2" (3.95 x 1.59)

Double glazed front door and windows to front aspect, under stairs cupboard with frosted double glazed window to side aspect, radiator.



LOUNGE
13'8" x 10'7" (4.19 x 3.24)

Brick fireplace, radiator, double glazed window to front elevation.





OPEN PLAN KITCHEN/DINER

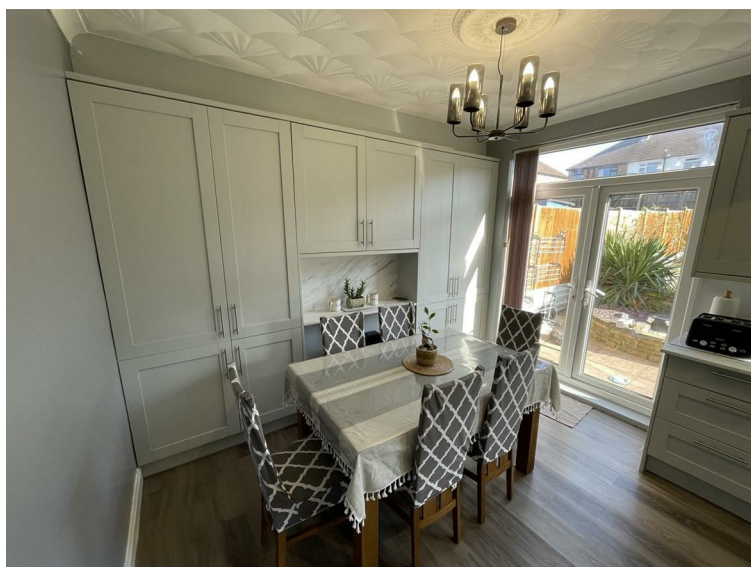
7'9" x 5'4" (2.38 x 1.65)

Fitted units with worktops and tiled splash backs, sink with drainer, four ring gas hob with oven below and extractor, plumbing for W/M, double glazed window to rear elevation.



LANDING

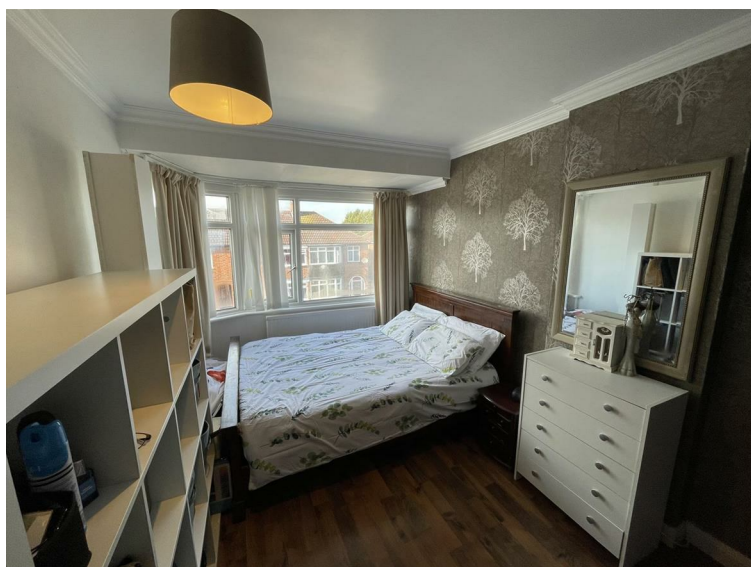
Access to loft, double glazed frosted window to side aspect.



DINING AREA

11'2" x 9'10" (3.41 x 3.01)

Wall to wall fitted units one including the integrated F/F, electric heater attached to the wall, pair of double glazed doors to rear aspect leading out onto the patio garden.



BEDROOM ONE

14'0" x 8'11" (4.28 x 2.74)

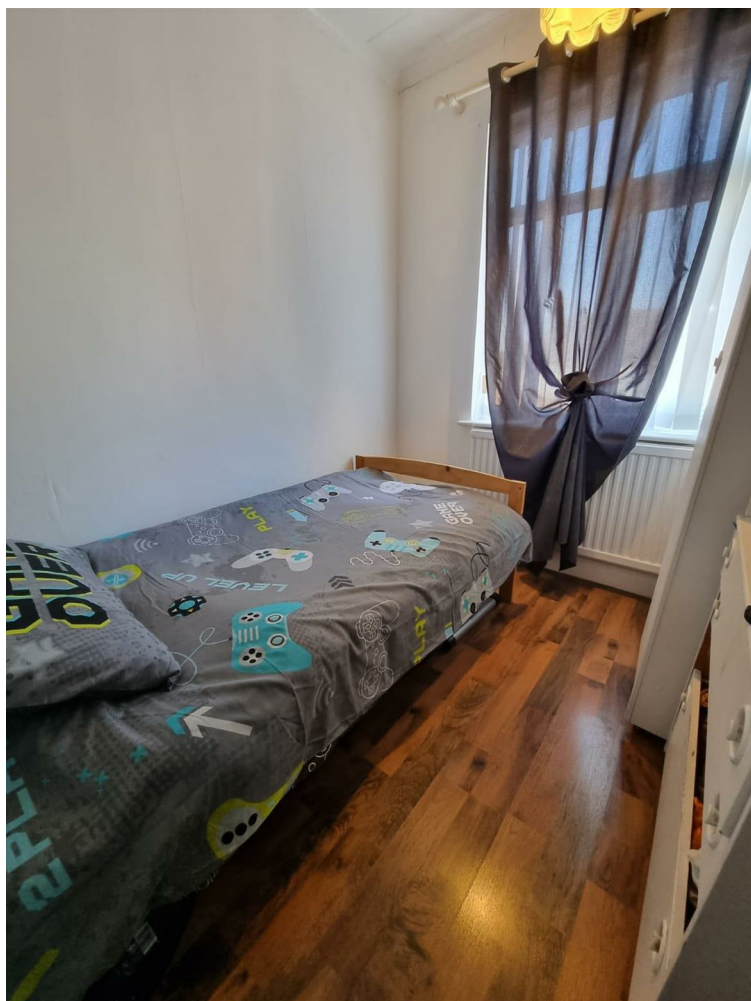
Coving, radiator, double glazed window to front aspect.



BEDROOM TWO

11'2" x 9'11" (3.42 x 3.04)

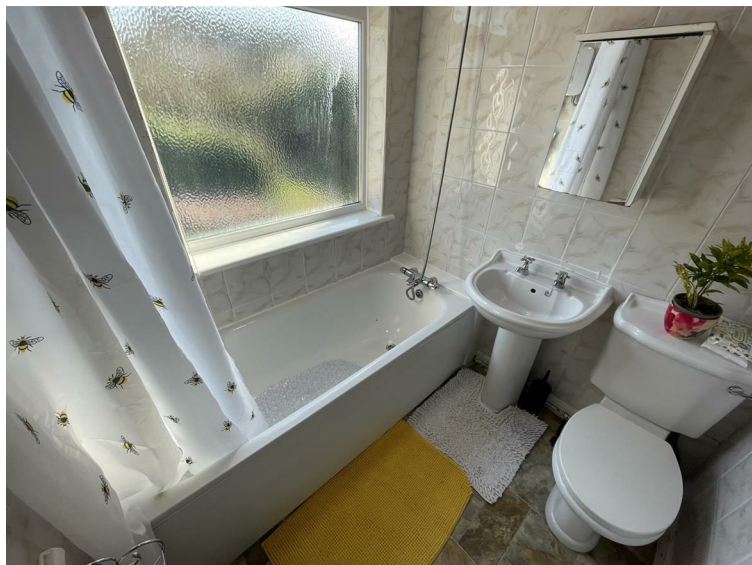
Fitted cupboard housing 'Worcester' boiler, radiator, double glazed window to rear aspect.



BEDROOM THREE

7'10" x 6'9" (2.40 x 2.08)

Radiator, double glazed window to front aspect.



BATHROOM

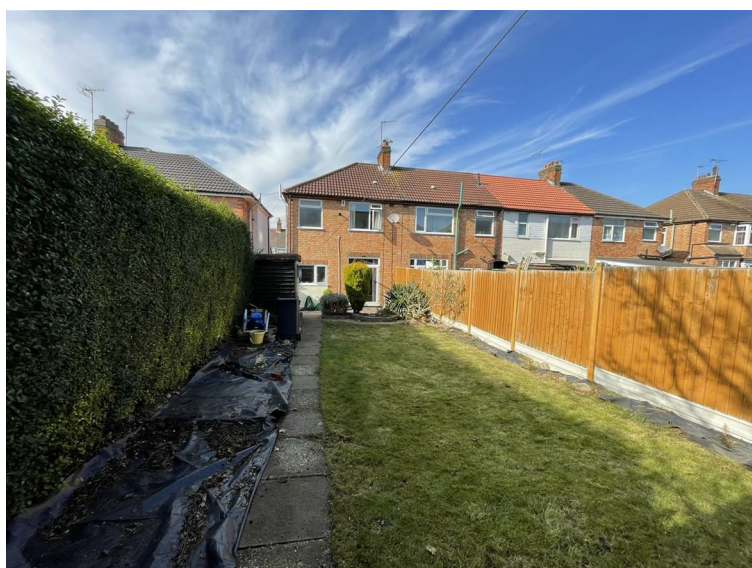
5'11" x 5'10" (1.81 x 1.79)

Bath with electric shower, pedestal wash hand basin, low level W/C, radiator, tiled floors and walls, double glazed frosted window to rear aspect.



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

Shed, water tap, power point, Patio area, good sized rear garden mainly laid to lawn with borders, shed, water tap, power point, side gate.

To the front of the property is a low level painted brick wall with metal gate, paved area with flower borders.



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.

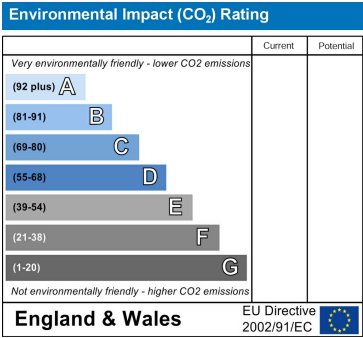
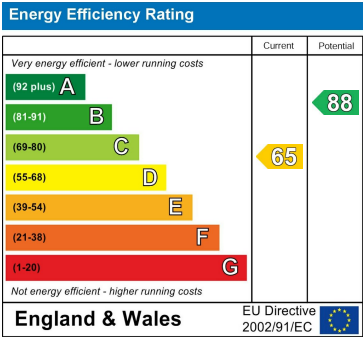
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

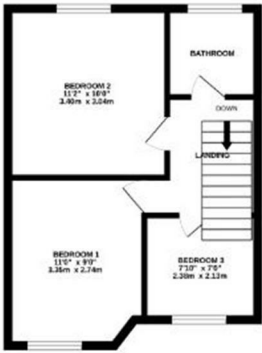
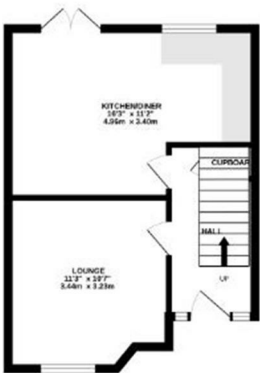
Monday to Friday 9am -5pm

Saturday 9am - 4pm



GROUND FLOOR

1ST FLOOR



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

