



Guide Price £300,000 - £320,000

Cleveleys Avenue, Leicester, LE3 2GG

- THREE/FOUR Bedrooms
- Stunning Kitchen/Diner
- Downstairs Shower Room
- Bathroom
- EPC Rating D Council Tax Band B
- Through Lounge
- Dining Room
- STUDY/BEDROOM FOUR
- Recently Refurnished Home
- No Upper Chain Freehold



Price Guide £300,000 - £ 320,000 A RECENTLY REFURBISHED THREE/ FOUR BEDROOM semi detached property located in a popular location off Narborough Road South, situated within easy access of all local facilities and within a short drive of Fosse Park Retail Park and the M1/M69 road network.

The house offers FANTASTIC ENTERTAINING SPACE and is offered for sale WITH NO UPPER CHAIN.

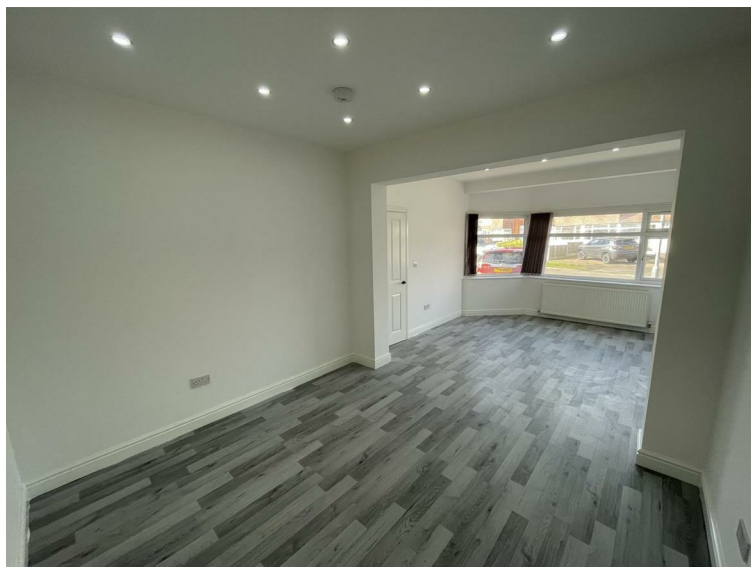
Downstairs you have a THREE RECEPTION ROOMS, newly fitted kitchen/dining area, downstairs shower. Upstairs there are three bedrooms and a newly fitted bathroom.

To the rear is a good size garden and to the front of the property you have off street parking for two cars.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394

ENTRANCE HALL

Double glazed front door, radiator.



RECEPTION ONE

23'0" x 10'11" into bay (7.02 x 3.35 into bay)

Inset spotlights, two radiators, double glazed bay window to front aspect.



KITCHEN/DINER

16'10" x 16'2" (5.15 x 4.94)

Fitted units with worktops and tiled splashback, centre island feature, sink with drainer, four ring gas hob with oven and extractor, tiled floor, plumbing for W/M, space for F/F, spotlights, two radiators, double glazed window and door to rear aspect. Double glass panelled doors leading into





RECEPTION TWO

14'9" x 10'4" (4.51 x 3.15)

Radiator, inset spotlights, double glazed window to rear aspect.



SHOWER ROOM

8'11" x 3'10" (2.73 x 1.18)

Shower cubicle with mains shower, low level W/C, vanity unit, heated towel rail, tiled floor and walls,



RECEPTION THREE/ BEDROOM FOUR

12'4" x 7'8" (3.77 x 2.35)

Inset spotlights, radiator, double glazed window to front aspect.



BEDROOM ONE

12'5" x 10'11" into bay (3.80 x 3.35 into bay)

Carpet, radiator, inset spotlights, double glazed bay window to front elevation.



BEDROOM TWO
10'11" x 9'10" (3.34 x 3.00)

Carpet, inset spotlights, radiator, double glazed window to rear elevation.



BATHROOM
5'8" x 5'6" (1.75 x 1.69)

Bath with mixer shower attachment, low level W/C, pedestal wash hand basin, heated towel rail, tiled floor and walls.



BEDROOM THREE
6'7" x 6'0" (2.02 x 1.84)

Carpet, inset spotlights, radiator, double glazed window to front elevation.



OUTSIDE

Steps on to a decking area with stairs down to a good size rear garden laid to lawn.

To the front of the property is drive providing off road 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.

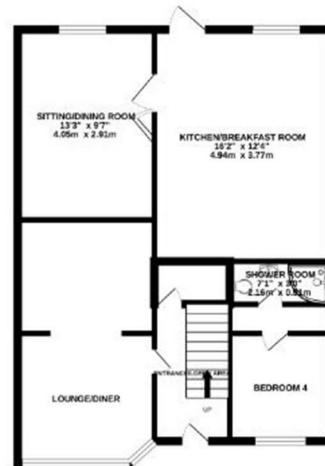
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

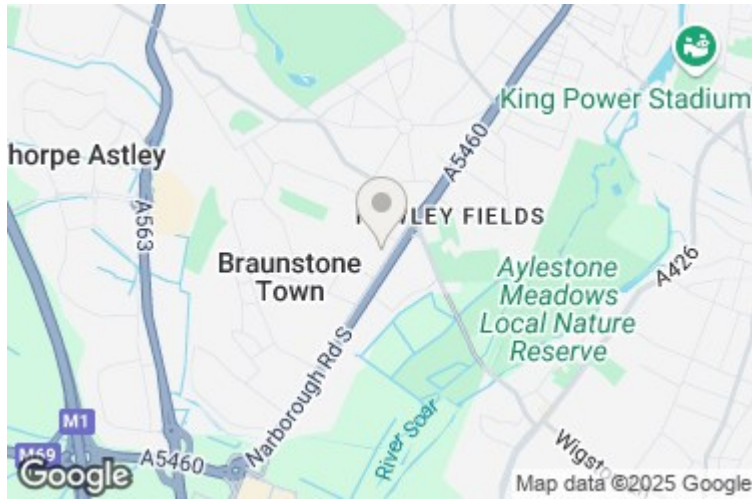
Monday to Friday 9am -5pm

Saturday 9am - 4pm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	80

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	



Barkers

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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

