



Asking Price £299,950

Milford Road, Leicester, LE2 3FG

- Semi Detached
- Through Lounge
- Bathroom
- Good Size Rear Garden
- Council Tax Band B
- Three Bedrooms
- Kitchen
- Garage
- EPC Rating D
- Freehold



A great opportunity to purchase this THREE BEDROOM BAY FRONTEDE SEMI DETACHED property located on a sought after road in KNIGHTON.

The spacious property provides an outstanding family home, ideal for today's modern day living. The accommodation briefly comprises entrance hall, through lounge, fitted kitchen with a lean to, On the first floor there are three bedrooms and a bathroom. With a good size rear garden, garage and off road parking.

Superbly situated within the fashionable and highly regarded leafy suburb of Knighton, being well served for renowned public & private schooling, the City Centre, University of Leicester, Leicester Royal Infirmary and the Queens Road shopping parade in neighbouring Clarendon Park with its array of specialist bars, bistros & boutiques.

EARLY VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394

PORCH

Double glazed front door and windows to front and side aspects.



ENTRANCE HALL

Door, window to front, radiator, built in under stairs cupboard.



THROUGH LOUNGE/DINER

28'1" to bay x 10'5" (8.57 to bay x 3.18)

Gas fire, two radiators, double glazed bay window to front aspect and double glazed sliding patio doors to rear leading out to the garden.





KITCHEN

13'9" x 6'8" (4.21 x 2.04)

Fitted units with worktops and splashbacks, sink with drainer, space for W/M, four ring gas hob with double oven and extractor, space for F/F, tiled floor, radiator, double glazed window to the rear and door and window to side aspect leading out to lean to.

LANDING

Double glazed window to side aspect.



BEDROOM ONE

12'8" x 10'5" (3.87 x 3.19)

Radiator, double glazed window to front aspect.

LEAN TO

Door to rear aspect leading to garden, power.



BEDROOM TWO

12'10" x 10'5" (3.92 x 3.18)

Radiator, double glazed bay window to rear aspect.



BATHROOM

6'7" x 6'5" (2.01 x 1.97)

Bath with mains shower, low level W/C, pedestal wash hand basin, heated towel rail, part tiled walls and tiled floor, cupboard housing 'Worcester' boiler, frosted double glazed window to rear aspect.



BEDROOM THREE

7'8" x 6'8" (2.35 x 2.04)

Access to loft, radiator, double glazed window to front aspect.



OUTSIDE

Good size rear garden mainly laid to lawn with established flower borders, outhouse.



GARAGE

Two wooden opening doors.



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.

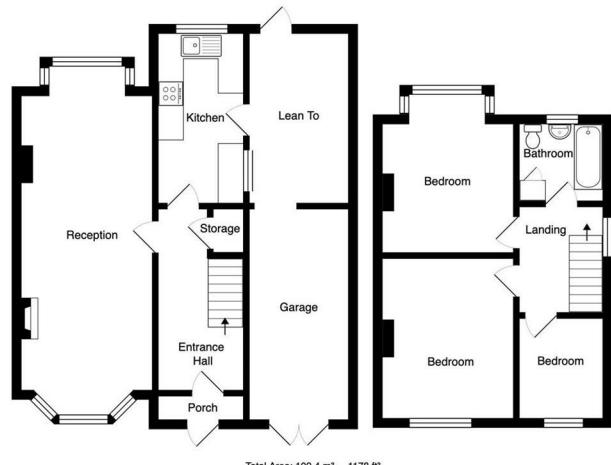
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

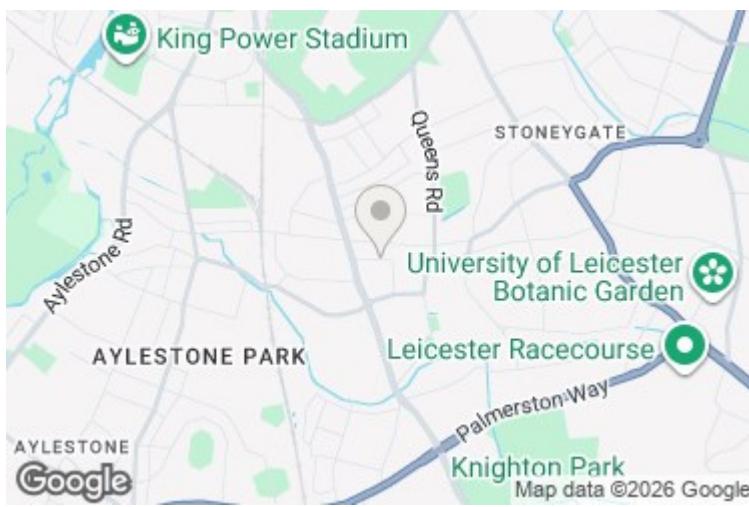
Monday to Friday 9am -5pm

Saturday 9am - 4pm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(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

