



Asking Price £275,000

Park Vale Road, Leicester, LE5 5BP

- Double Fronted Terraced House
- Three Reception Rooms
- Downstairs W/C
- Courtyard Garden
- EPC Rating D Council Tax Band B
- Three Bedrooms
- Kitchen
- Bathroom
- Freehold No Chain
- Conservation area



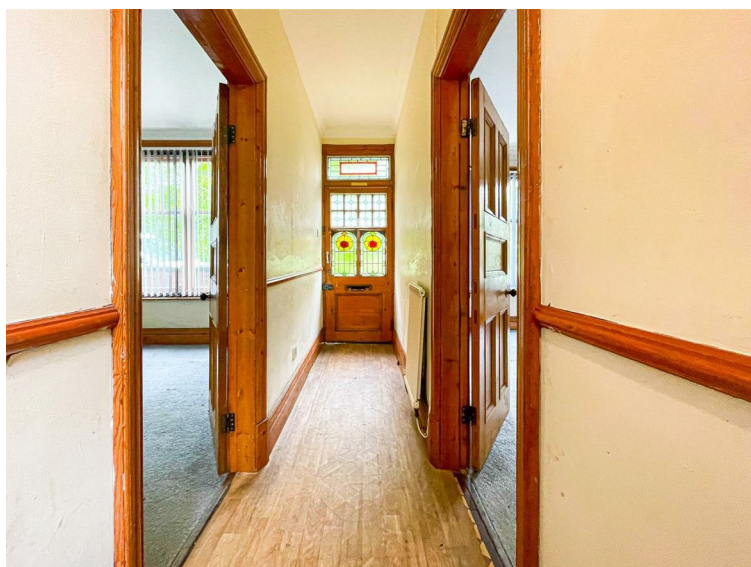
A spacious THREE BEDROOM double fronted THREE RECEPTION ROOM terrace house.

Located in the popular area of SPINNEY HILLS within close proximity to schools, shops and places of worship.

The property briefly comprises entrance hall, lounge, sitting room, kitchen, breakfast room and downstairs W/C to the ground floor, upstairs there are three bedrooms and a bathroom.

To the rear is a small block paved courtyard garden with the original outbuildings.

Perfect for a family looking to locate into the area.



ENTRANCE HALLWAY

Front door with coloured glass window, coving, dado rail, radiator, window to rear aspect, staircase rising to first floor.



RECEPTION ONE

14'0" into bay x 10'11" (4.29 into bay x 3.33)

Fireplace surround, coving, picture and dado, radiator, built in cupboard, bay window to front aspect.



RECEPTION TWO

11'10" x 11'4" (3.63 x 3.46)

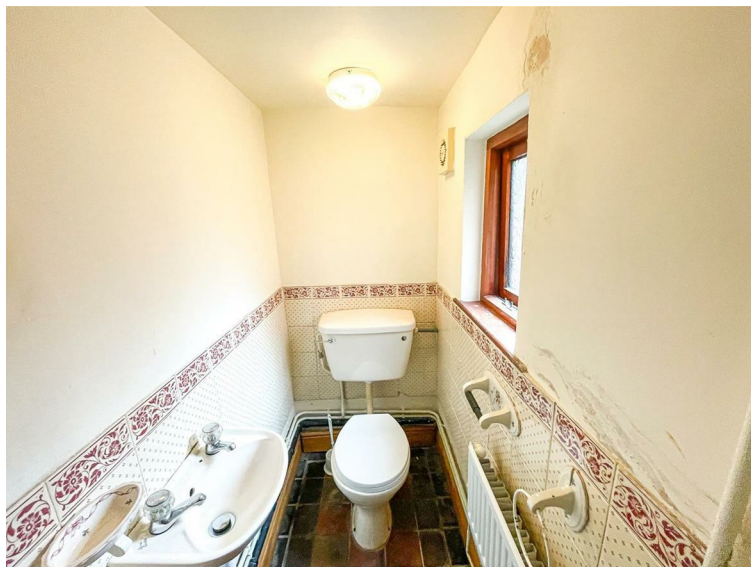
Coving, picture and dado rail, built in cupboard, radiator, window to front aspect.



RECEPTION THREE

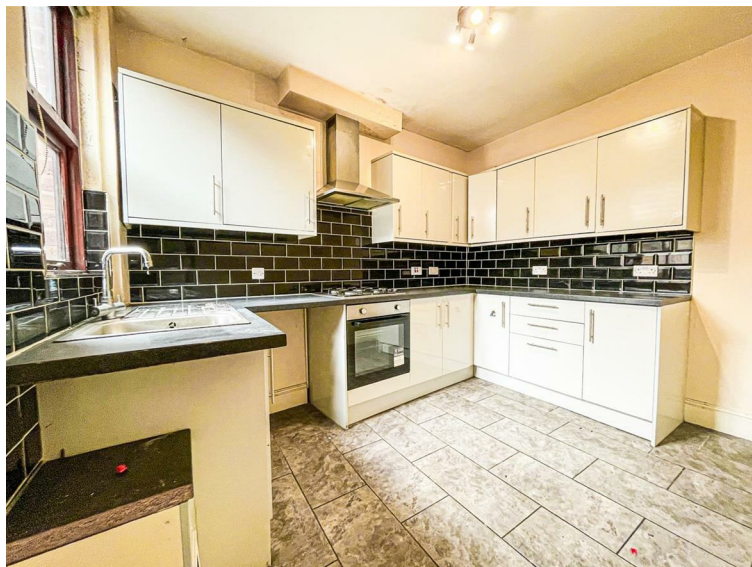
11'1" max x 11'0" (3.38 max x 3.36)

Built in cupboard, under stair cupboard, coving, dado rail tiled floor, radiator window to side aspect.



DOWNSTAIRS W/C

Low level W/C, wash hand basin, radiator, tiled floor, window to rear aspect.



KITCHEN

11'1" x 8'1" (3.38 x 2.47)

Fitted units with worktops and tiled splash backs, sink with drainer, built in four ring gas hob with oven and extractor, space for F/F, plumbing for W/M, window and door to side aspect.



LANDING

Access to loft, dado rail, radiator, window to side aspect.



BEDROOM ONE

16'0" x 12'1" (4.88 x 3.69)

Fitted wardrobes, radiator, window to front aspect.



BEDROOM THREE

8'8" x 8'2" (2.65 x 2.51)

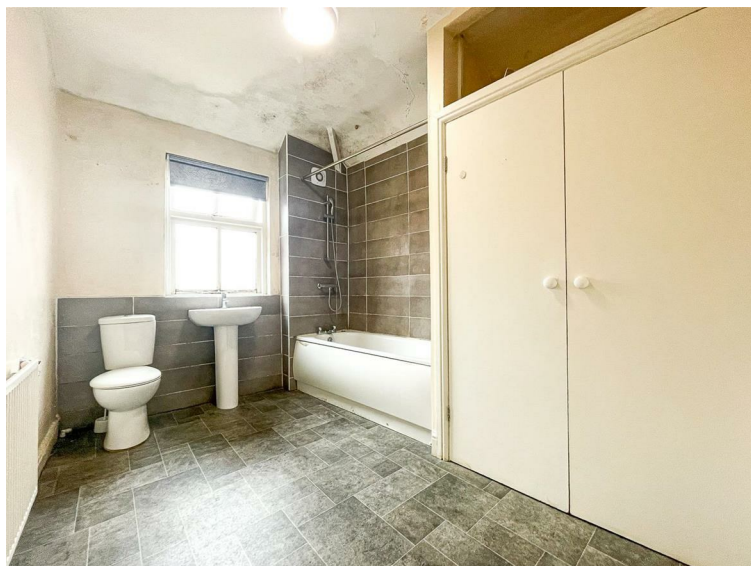
Built in cupboard housing 'Worcester' boiler, radiator, window to side aspect.



BEDROOM TWO

12'1" x 10'4" (3.69 x 3.15)

Fitted wardrobes, radiator, window to front aspect.



BATHROOM

11'0" x 8'2" (3.37 x 2.51)

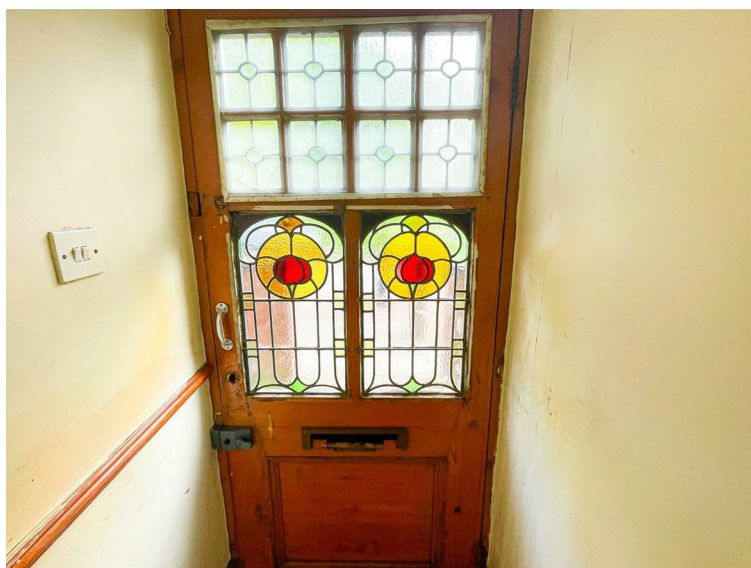
Bath with mains shower, low level W/C, pedestal wash hand basin, radiator, built in cupboard, part tiled walls, frosted window to side aspect.



OUTSIDE

Courtyard garden, three outbuildings, gate to side aspect.

To the front of the property there is a low brick wall.



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		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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THINKING OF SELLING?

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- Accompanied viewing service
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- 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

