



# Asking Price £650,000

## East Avenue, Leicester, LE2 1TE

- Spacious Bay Fronted Semi
- Five Double Bedrooms
- Utility Room
- "L" Shaped Garden
- Freehold
- Three Reception Rooms
- Kitchen/Diner
- Cellar
- Bathroom and Shower Room
- Awaiting EPC Council Tax Band D





A rare opportunity to purchase this CHARMING FIVE BEDROOM BAY FRONTED SEMI DETACHED home located in the conservation area in STONEYGATE..

The accommodation is arranged over THREE FLOORS and boasts many original features throughout and is well maintained and extended.

Briefly comprising of THREE RECEPTION ROOMS, KITCHEN DINER with utility room and separate cloakroom on the ground floor.

To the first floor are THREE DOUBLE BEDROOMS, a bathroom, a shower room and a separate W/C.

To the second floor are TWO further DOUBLE BEDROOMS and a BOX ROOM which can be used for numerous purposes.

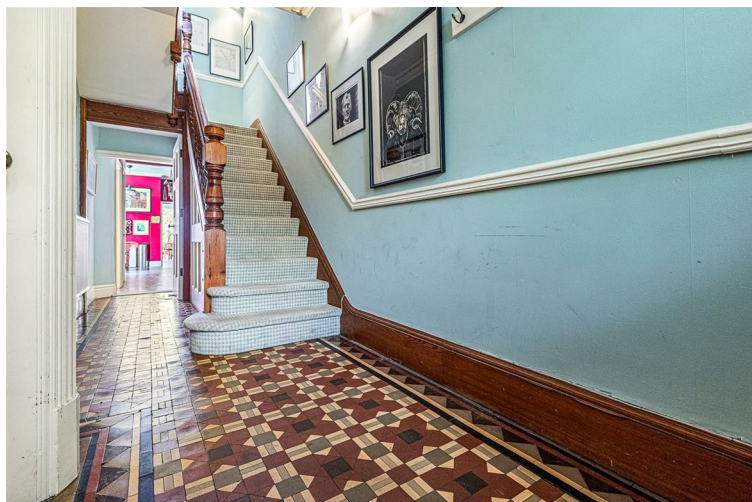
To the rear is an "L" shaped garden which has been carefully and lovingly maintained and built up over the years and consists of mature established plants, shrubs and trees with a seating area.

The property is located close to the popular Queens Road with its array shops, bars etc., with great access to the City Centre, Leicester train station, Leicester Royal Infirmary this property has it all.

Viewing is HIGHLY RECOMMENDED CALL BARKERS NOW on 0116 2709394

#### PORCH

Leaded stained glass front door, dado rail, coving, minton flooring.



#### ENTRANCE HALLWAY

Entrance via a wooden stained glass door, minton flooring, radiator, decorative archway staircase giving access to the first floor



#### DINING ROOM

**14'3" to bay x 13'4" (4.35 to bay x 4.08)**

Fireplace, dado rail, picture rail, coving, radiator, ceiling rose, fitted cupboards, shutters fitted to the bay window to front aspect.



#### LOUNGE

**18'1" x 12'2" (5.52 x 3.72)**

Decorative archway, fireplace, leaded light glass window to side aspect, window to rear aspect.





#### **KITCHEN/DINER**

**23'0" x 9'11" (7.03 x 3.03)**

Fitted units with worktops and tiled splash backs, sink with drainer, four ring gas hob with extractor, fitted double electric oven, space for fridge freezer, plumbing for dishwasher, coving, radiator, double glazed window to side and window to side aspect.

#### **CLOAKROOM**

**3'8" x 2'11" (1.13 x 0.89)**

Low level W/C, window to side aspect.

#### **INNER HALLWAY**

**7'6" x 3'4" (2.30 x 1.14)**

#### **UTILITY ROOM**

**7'8" x 5'10" (2.34 x 1.80)**

Wall mounted belfast sink, plumbing for washing machine, wall mounted 'Worcester' boiler, radiator, tiled floor, double glazed window to side aspect.



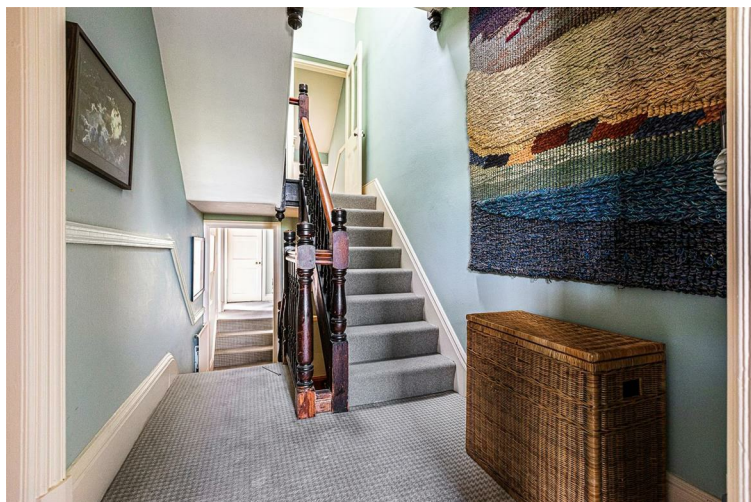
#### **GARDEN ROOM**

**9'6" x 9'5" (2.90 x 2.89)**

Tiled floor, radiator, double glazed windows to side and rear aspects, pair of double glazed doors to rear aspect opening out onto the garden terrace area (This architect-designed extension won an award for building quality).

#### **CELLAR**

stairs down to cellar for storage.



#### **FIRST FLOOR LANDING**

Dado rail, radiator and built in cupboard housing a hot water tank. Stairs giving to second floor





#### **BEDROOM ONE**

**14'2" to bay x 17'7" (4.32 to bay x 5.37)**

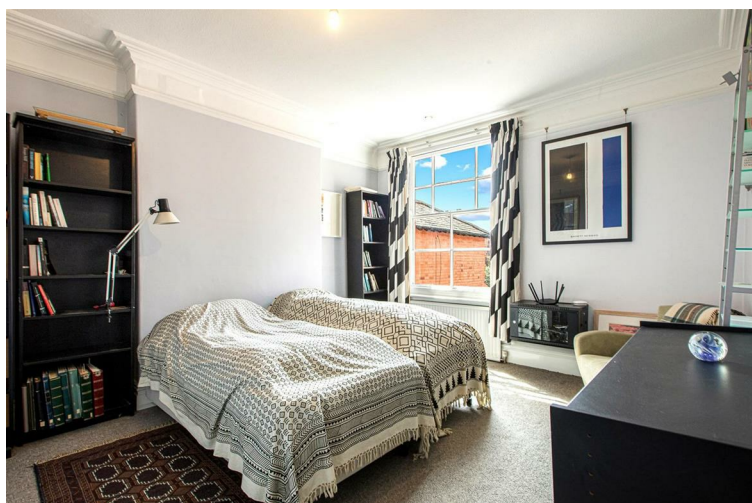
Fitted wardrobes, coving, picture rail, two radiators, bay window and window to front aspect



#### **BEDROOM THREE**

**16'6" x 9'5" (5.04 x 2.89)**

Fireplace, built in cupboard, radiator, two double glazed windows to side aspect.



#### **BEDROOM TWO**

**13'10" x 12'2" (4.24 x 3.72)**

Radiator, window to rear aspect.

#### **SEPARATE W/C**

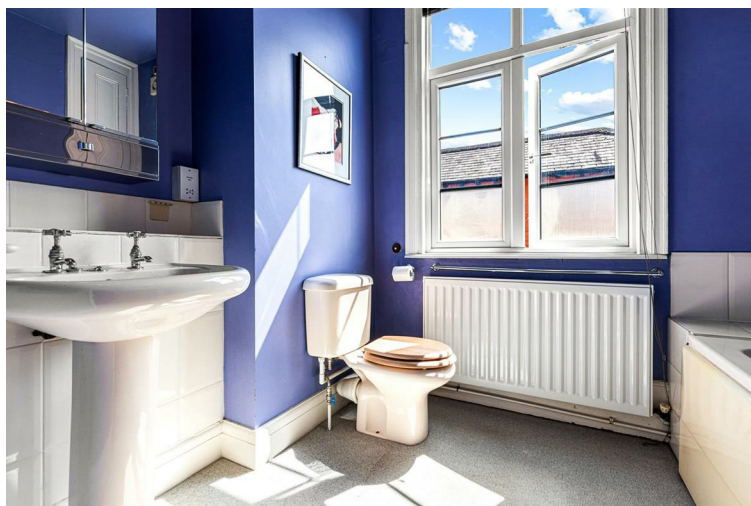
**6'11" x 3'4" (2.13 x 1.02)**

Vanity wash hand basin, low level W/C, two windows to side aspect.

#### **SHOWER ROOM**

**6'7" x 3'4" (2.01 x 1.04)**

Shower cubicle with electric shower, radiator, part tiled walls, part frosted window to side aspect.

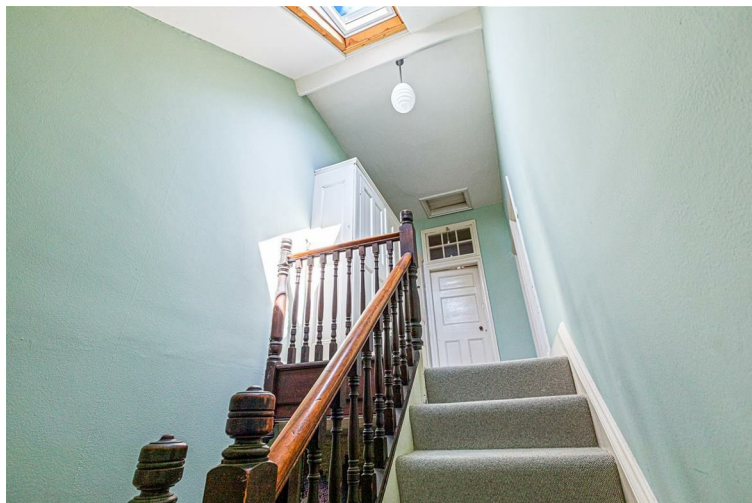


#### **BATHROOM**

**8'9" x 6'6" (2.69 x 1.99)**

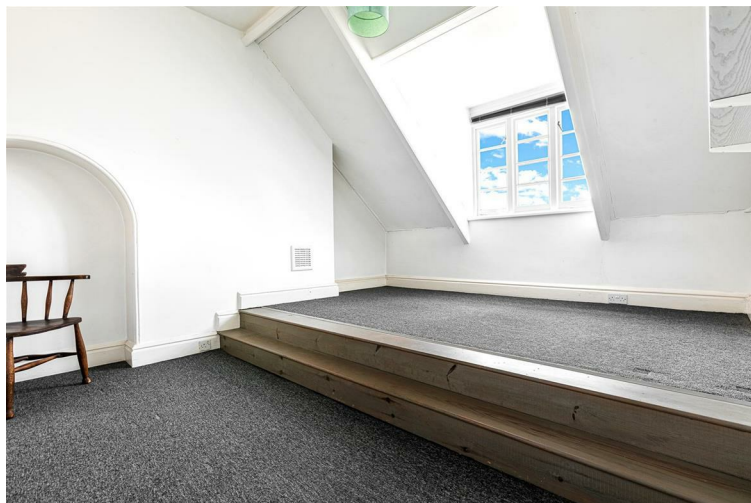
Low level W/C, pedestal wash hand basin, bath, built in cupboard, radiator, double glazed window to side aspect.





#### **SECOND FLOOR LANDING**

Velux window to ceiling.



#### **BEDROOM FIVE**

**12'2" max x 11'6" (3.73 max x 3.52)**

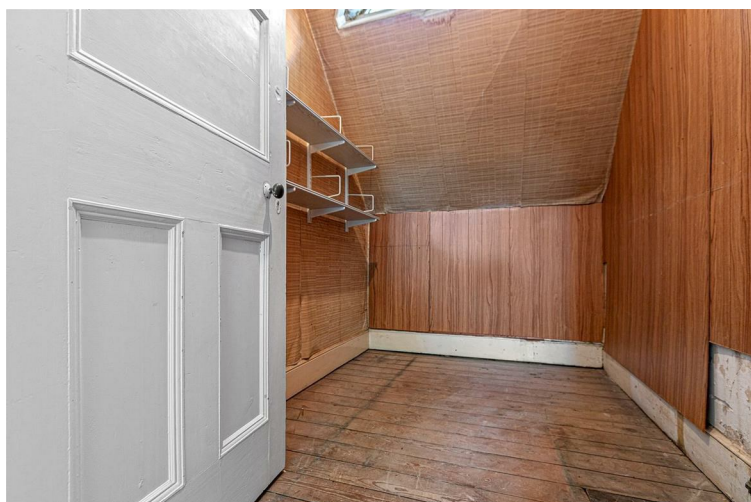
Fireplace, radiator, window to rear aspect.



#### **BEDROOM FOUR**

**13'11" x 12'3" (4.25 x 3.74)**

Radiator, window to front aspect.



#### **BOX ROOM**

**8'5" x 6'1" (2.57 x 1.87)**

Window to front aspect.

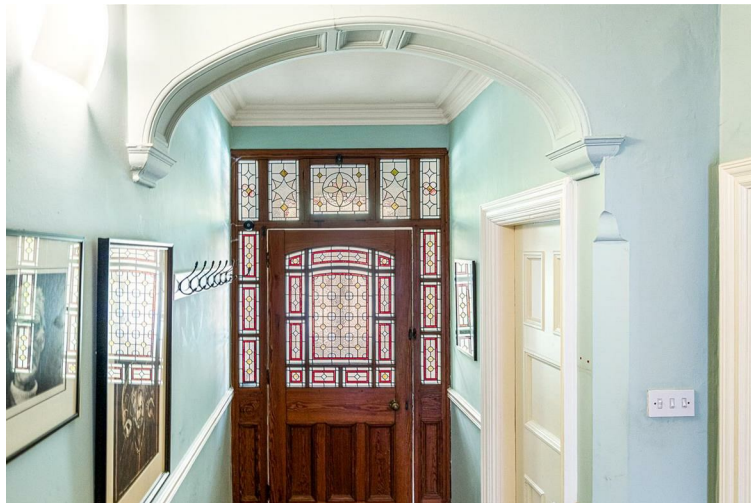




### OUTSIDE

To the rear is a beautiful "L" shaped mature and well maintained garden briefly comprising of lawn area, mature flower borders with trees and shrubs, patio area, water tap, power point, wooden gate to front aspect.

To the front is a planted front garden



### 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



### 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





OTHER ASPECT



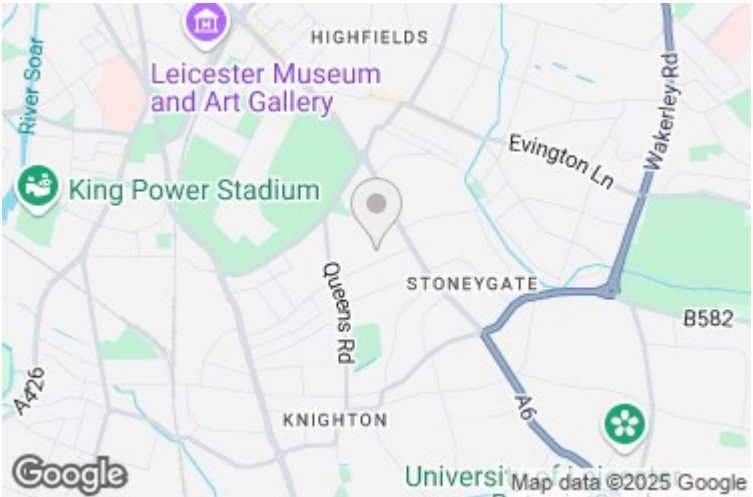
OTHER ASPECT



All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC





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- Dedicated sales progression through to completion
- Floor plan service

