



Asking Price £200,000

Pope Street, Knighton Fields, Leicester, LE2 6DX

- End Terraced Property
- Kitchen
- Bathroom Suite
- Freehold
- EPC Rating D Council Tax Band A
- Two Reception Rooms
- Two Double Bedrooms
- GCH, DG,
- Rear Deep Set Garden
- No Upward Chain



AN ATTRACTIVE TWO BED END TERRACED PROPERTY
Superbly situated within the sought after city suburb of Knighton Fields, being well served for Leicester University, the City Centre and the fashionable Queens Road shopping parade with its array of specialist boutiques, bars and bistros.

This well presented living accommodation would provide a comfortable family home or Investment Opportunity and briefly comprises, two reception rooms, kitchen, two double bedrooms, four piece bathroom suite with shower and deep set rear garden.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



RECEPTION ROOM ONE
12'0" x 11'1" (3.65 x 3.39)

Featuring wood flooring, meter cupboard to recess housing gas and electric meters, radiator, double glazed window to front elevation.

INNER HALLWAY

Built in under stairs cupboard.



RECEPTION ROOM TWO
11'10" x 11'1" (3.63 x 3.40)

Featuring wood flooring, radiator, double glazed window to rear elevation and stairs to first floor:



KITCHEN
13'7" x 6'8" (4.14 x 2.04)

Comprising of a range of wall and drawer units, with work surfaces over and incorporating a stainless steel sink unit with drainer, part tiled splash back, wall mounted combi boiler and space has been provided for a gas cooker, fridge freezer, plumbing for a washing machine. Tiled flooring, extractor fan, radiator, double glazed window, skylight and door to side elevations:

FIRST FLOOR LANDING

Access to loft.



BEDROOM ONE

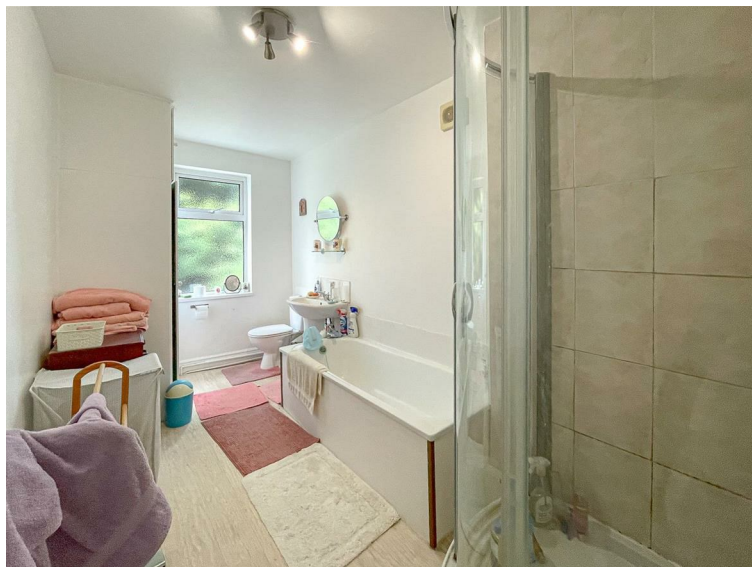
12'1" x 10'3" (3.69 x 3.13)

Comprising a matching range of floor to ceiling fitted wardrobes with sliding panels, wood flooring, radiator and double glazed window to front elevation:

BEDROOM TWO

11'11" x 9'9" (3.62 x 2.97)

Useful over stair storage cupboard, wood flooring, radiator and double glazed window to rear elevation:



FOUR PIECE BATHROOM SUITE

13'7" x 6'9" (4.13 x 2.05)

Bath, walk-in tiled shower cubicle with shower head over, pedestal wash hand basin and low level flush W/C, part tiled surround, radiator, extractor fan, built in cupboard. double glazed frosted window to rear elevation:



OUTSIDE

To the rear there is a deep set rear garden mainly laid to lawn with established shrub borders, trees, and low level fenced boundaries, with handy side gated access and wooden shed:





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 -5.30pm,

Saturday 9am - 4pm,



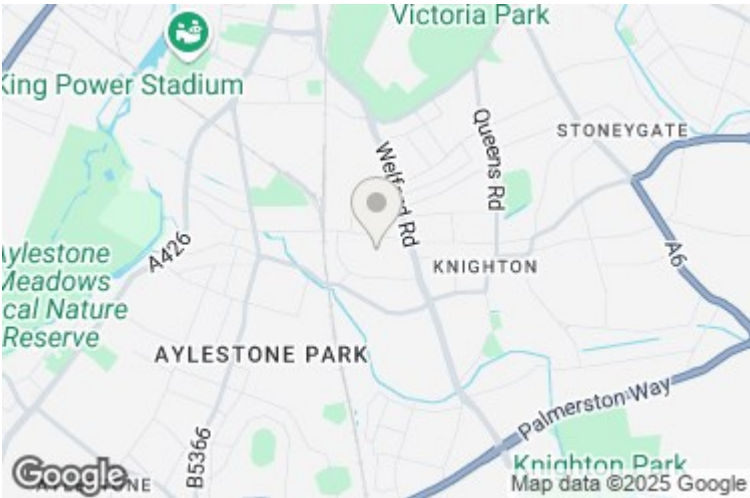
GROUND FLOOR



1ST FLOOR

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

