

£210,000

Herschell Street, Leicester, LE2 1LD

- Mid Terraced Property
- Fitted Kitchen
- Bathroom
- Gas Central Heating & Double Glazing
- Freehold Property
- Two Reception Rooms
- Two Double Bedrooms
- Rear Garden
- EPC D / Council Tax A
- No Upward Chain



We are pleased to offer a MID TERRACED property close to VICTORIA PARK and the everyday amenities on EVINGTON ROAD. The property is also within convenient access to Leicester Train Station, Hospitals and the University.

Internally comprising two reception rooms, kitchen, stairs to two double bedrooms and bathroom.

To the rear is a mainly lawned garden which still retains the two original brick built outhouses.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394. OFFERED WITH NO UPWARD CHAIN.



FRONT RECEPTION ROOM

11'5" x 10'11" (3.50 x 3.33)

Entrance via a UPVC front door into this room, cupboard to recess with meters, laminate flooring, ceiling coving, tiled feature fire place, radiator and double glazed window to front aspect:



REAR RECEPTION ROOM

12'4" x 10'11" (3.77 x 3.33)

Useful under stairs storage cupboard, laminate flooring, tiled feature fire with wooden surround, ceiling rose, radiator and double glazed window to rear aspect:



KITCHEN

12'9" x 6'4" (3.89 x 1.95)

Fitted kitchen with wooden effect worktops over, stainless steel sink / drainer. Space provided for fridge / freezer and washing machine. Free standing gas cooker and wall mounted "Worcester" gas boiler. Two double glazed windows to side aspect and door leading to rear garden:

LANDING

Giving access to the first floor rooms and has loft access:



BEDROOM ONE

11'5" x 12'5" (3.50 x 3.81)

Over stairs storage cupboard, laminate flooring, radiator and double glazed window to front elevation:



BATHROOM

12'2" x 6'6" (3.73 x 1.99)

Bath with tiled splash backs, radiator, pedestal wash hand basin and WC., cupboard for storage, double glazed window to rear elevation:



BEDROOM TWO

12'5" x 9'10" (3.79 x 3.01)

Stripped wooden flooring, radiator, feature fire place and double glazed window to rear elevation:

OUTSIDE

The property has a rear garden with patio leading to lawn. There are two original outhouses, gate to shared side passageway to front of the property

DISCLAIMER

Please note the property is in the selective licensing area. If any prospective buyer wishes to rent the property out this will need to be applied for via Leicester City Council.

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:

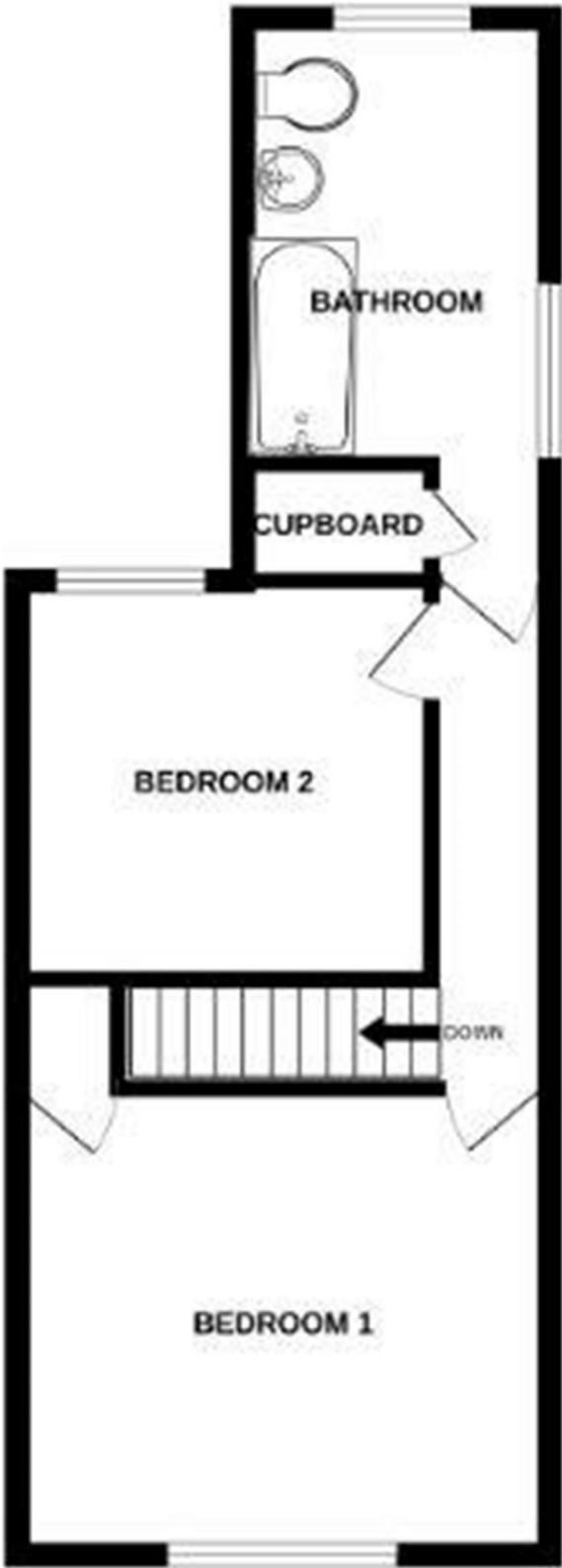
Monday to Friday 9am -5pm


Saturday 9am - 4pm

FREE VALUATION

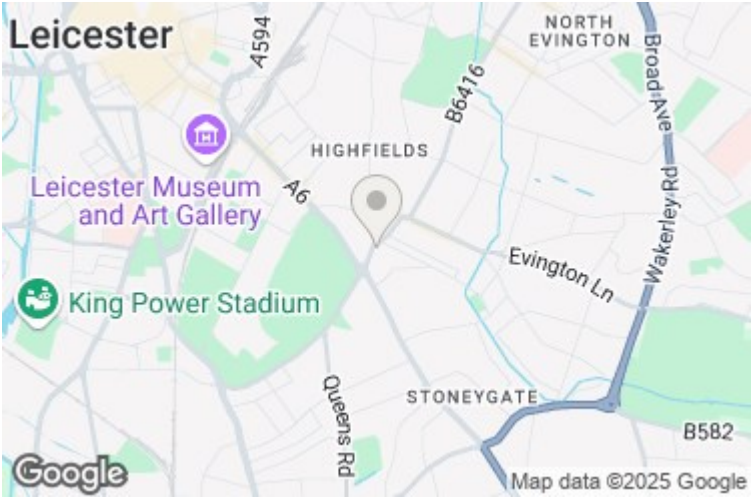
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	87
(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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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

