



**Guide Price £250,000 - £270,000**

**Cairnsford Road, West Knighton, Leicester, LE2 6GG**

- Semi Detached House
- Through Lounge
- Bathroom
- No Chain / Off Street Parking
- Needing Refurbishment
- Three Bedrooms
- Kitchen
- Good Sized Rear Garden
- EPC Rating D Council Tax Band B
- Freehold





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A great opportunity to purchase this **EXTENDED THREE BEDROOM SEMI-DETACHED** house **REQUIRING REFURBISHMENT**.

The accommodation briefly comprises of an entrance hall, through lounge, dining kitchen to the ground floor and with three bedrooms and a bathroom on the first floor.

The property has a good sized mature rear garden and off street parking to the front.

Located in the **WEST KNIGHTON AREA**, Cairnsford Road is located just off Welford Road, which provides excellent access to the local amenities, renowned schooling and Knighton Park.

Offered for sale with **NO CHAIN**.

**VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394**



#### **THROUGH LOUNGE**

**28'6" x 10'5" (8.69 x 3.19)**

Coving, two radiators, double glazed bay window to front and rear aspect.



#### **ENTRANCE HALL**

**13'2" x 6'2" (4.02 x 1.90)**

Front door, original leaded light windows, radiator and stairs to first floor



#### **OTHER ASPECT**



**OTHER ASPECT**



**LANDING**

Window to side aspect



**KITCHEN**

**18'4" x 6'6" (5.60 x 2.00)**

Fitted units with worktops and tiled splashback, sink with drainer, space for fridge freezer, plumbing for washing machine, wall mounted boiler, tiled floor, double glazed windows to side and rear aspects, double glazed door leading into the rear garden.

**DOWNSTAIRS W/C**

Low level W/C, wash hand basin, built in cupboard, window to side aspect.



**BEDROOM ONE**

**14'0" to bay x 10'6" (4.27 to bay x 3.22)**

Fitted wardrobes, radiator, double glazed bay window to front aspect.





### **BEDROOM TWO**

**12'2" x 10'0" (3.72 x 3.06)**

Fitted wardrobes, radiator, double glazed window to rear aspect.



### **BEDROOM THREE**

**7'11" x 6'2" (2.42 x 1.89)**

Radiator, double glazed window to front aspect.



### **BATHROOM**

**6'7" x 6'7" (2.02 x 2.01)**

Bath with electric shower, pedestal wash hand basin, low level W/C, radiator, part tiled walls, access to loft, frosted double glazed window to rear aspect.

### **OUTSIDE**

Good sized rear garden mainly laid to lawn with various shrubs and trees and a shed.

To the front of the property there is off street parking.



### **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

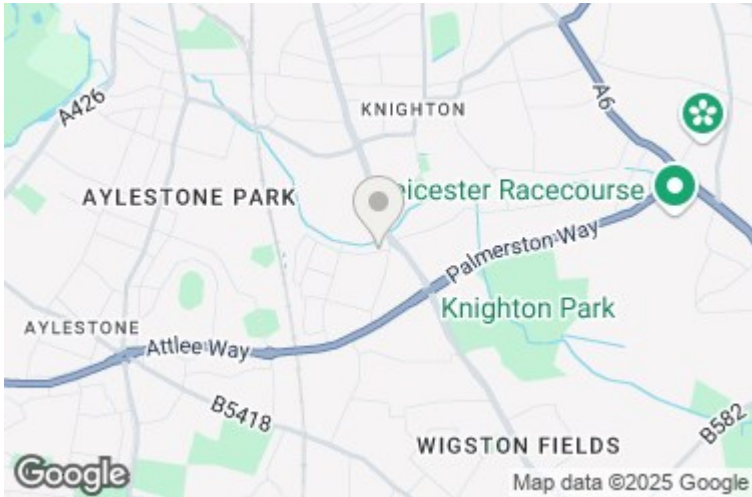
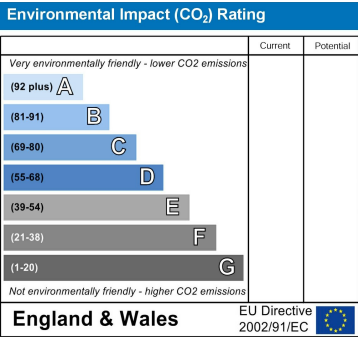
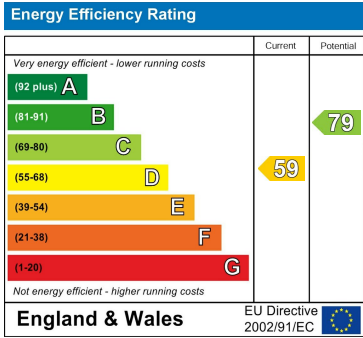
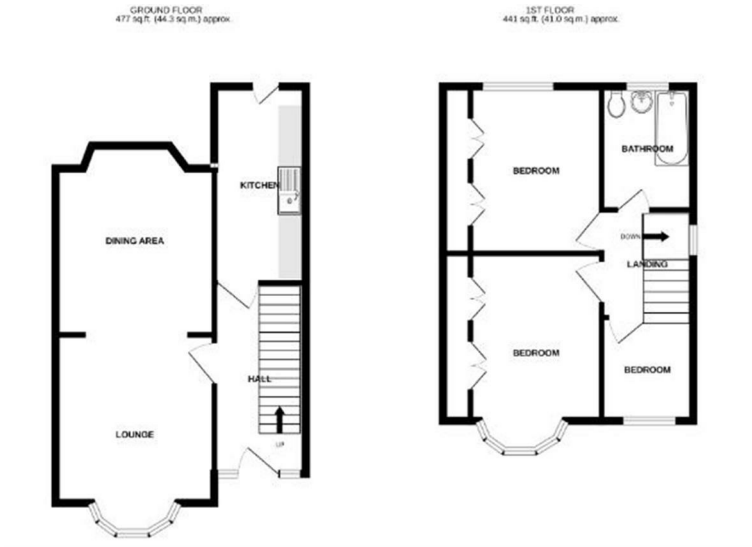
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm







# Barkers

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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

