



Asking Price £190,000

Wordsworth Road, Leicester, LE2 6ED

- Two Bedrooms
- Mid Terraced House
- Bathroom
- Good sized Rear Garden
- Freehold
- Two Reception Rooms
- Kitchen
- Gas Central Heating / Double Glazed
- Chain Free
- EPC Rating C Council Tax Band B



This charming two bedroom Victorian terrace property on a quiet residential street in the popular Knighton Fields area of Wordsworth Road.

The accommodation briefly comprises of two receptions and a kitchen on the ground floor, on the first floor there are two bedrooms and a bathroom.

To the rear is a good sized garden.

Lying approximately a mile to the south of the city centre. The highly popular area offers local day-to-day shopping with a range of shops and restaurants along Welford Road as well as an abundance of trendy bars and restaurants found on the Queens Road in neighbouring Clarendon Park.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



RECEPTION TWO
11'11" x 11'3" (3.65 x 3.45)

Closed off fireplace, radiator, double glazed window to rear.



RECEPTION ONE
11'5" x 11'3" (3.48 x 3.44)

Double glazed front door, meter cupboard, picture rail, radiator, closed fireplace, under stairs cupboard, double glazed window to front aspect.



KITCHEN
8'8" x 6'0" (2.65 x 1.84)

Fitted units with worktops over, sink with drainer, boiler, gas point, plumbing for W/M, double glazed window and door to side aspect.

STORAGE ROOM
4'4" x 2'6" (1.33 x 0.78)

Double glazed window to side aspect.

LANDING



BEDROOM ONE

12'7" x 11'5" (3.86 x 3.50)

Cast iron fireplace with surround, radiator, double glazed window to front aspect.



BATHROOM

13'6" x 7'4" (4.13 x 2.26)

Bath with mains shower over, low level W/C, pedestal wash hand basin, part tiled walls, built in cupboard with radiator, further radiator, double glazed frosted window to rear aspect

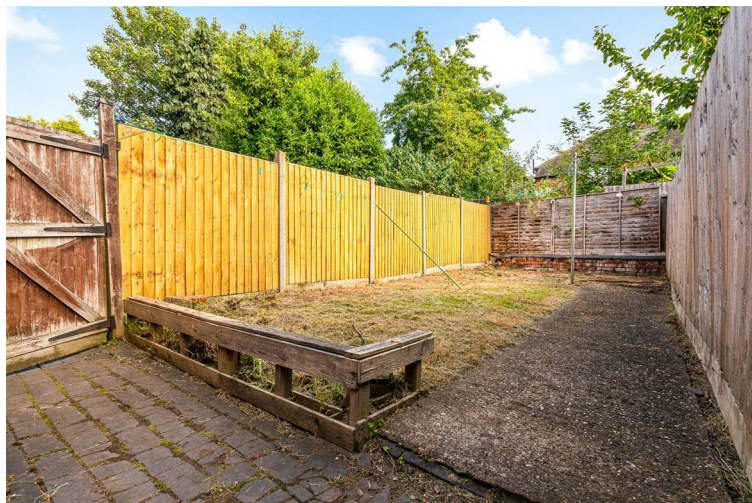


BEDROOM TWO

11'10" x 9'7" (3.63 x 2.94)

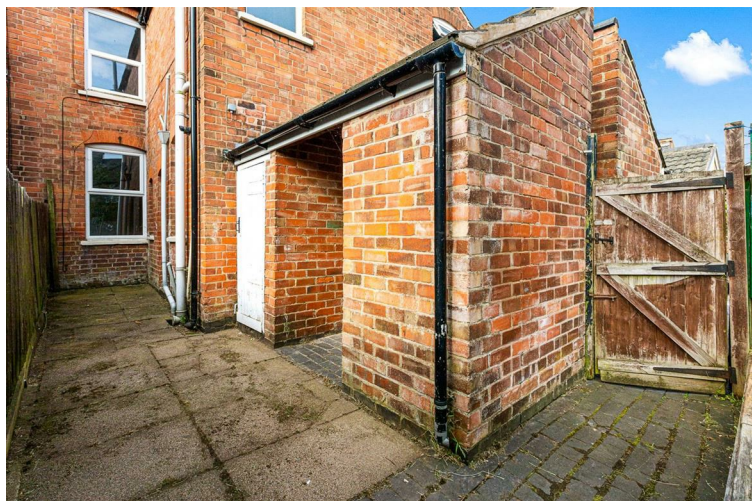
Cast iron fireplace with surround, built in cupboard which has loft access, radiator, double glazed window to rear aspect.





OUTSIDE

The garden is mainly laid to lawn with timber boundaries and a gate to the side entrance. The outbuildings house a W/C the other provides storage.



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.

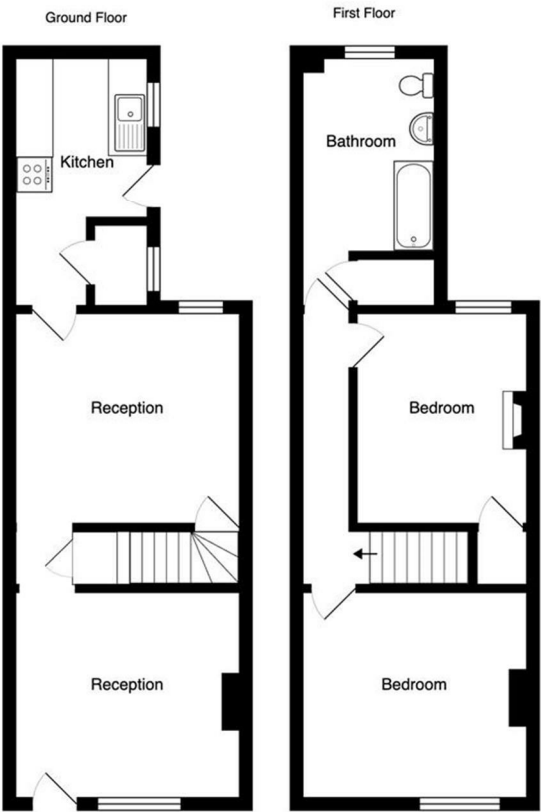
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

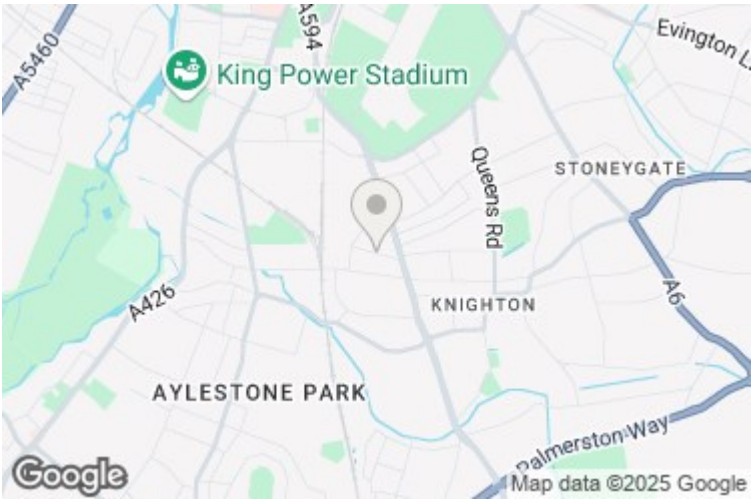
Monday to Friday 9am -5pm


Saturday 9am - 4pm



Total Area: 84.9 m² ... 913 ft²

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) A			88
(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

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

