



**Price Guide £200,000 - £210,000**

**Richmond Road, Leicester, LE2 8BB**

- Mid Terraced Property
- Two Reception Rooms
- Study Area
- Courtyard Garden
- Council Tax Band A
- Two Double Bedrooms
- Kitchen
- Character Features
- Freehold
- EPC Rating D





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A beautifully presented and spacious VICTORIAN BAY FRONTED Mid Terraced Property retaining character features.

The home briefly comprises TWO RECEPTION ROOMS, and a kitchen to the ground floor, upstairs there are TWO DOUBLE BEDROOMS, STUDY AREA, and bathroom.

There is a pretty courtyard garden area to the rear ideal for entertaining.

Richmond Road is located in Aylestone with convenient access to Leicester city centre, and close to local shops and restaurants not to mention schools and of course Leicester hospitals and universities.



**RECEPTION TWO**  
**12'0" x 11'11" (3.66 x 3.64)**

Log burner, coving, stripped floor boards, radiator, double glazed window to rear aspect.



**RECEPTION ONE**  
**14'0" into bay x 11'11" (4.27 into bay x 3.65)**

Double glazed front door, cast iron fireplace, coving, radiator, stripped floor boards, double glazed bay window to front aspect, door into

**INNER HALL**  
**9'2" x 4'11" (2.80 x 1.50)**

Staircase rising to first floor, under stairs cupboard for storage, door into,



**KITCHEN**  
**16'3" x 6'3" (4.96 x 1.91)**

Fitted units with worktops and tiled splash backs, sink with drainer, four ring electric hob with extractor, integrated electric double oven and fridge freezer, 'Worcester' boiler, plumbing for washing machine and dishwasher, radiator, spot lights, two double glazed windows to side aspect, and door to side elevation leading into garden.



**OTHER ASPECT**



**LANDING**

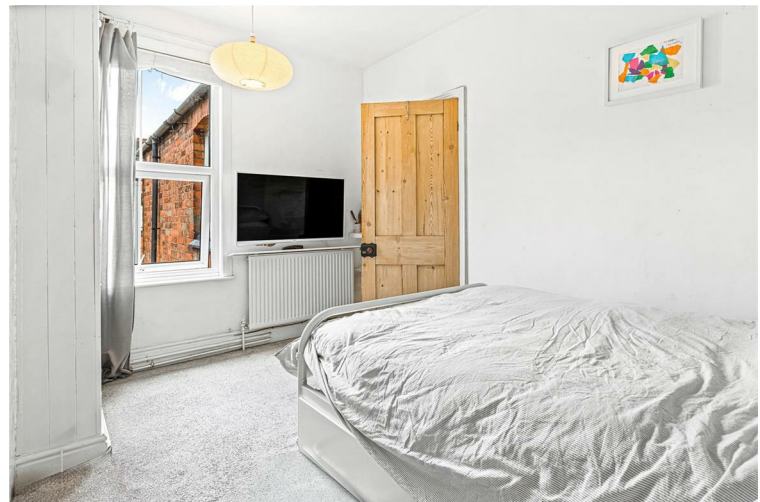
Glass panel on the ceiling and access to loft.



**BEDROOM ONE**

**12'0" x 12'0" (3.67 x 3.67)**

Cast iron fireplace, fitted wardrobe, stripped painted floorboards, radiator, double glazed window to front aspect.



**BEDROOM TWO**

**12'0" x 8'0" (3.66 x 2.46)**

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





#### **STUDY AREA**

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

Double glazed window to side aspect.



#### **OUTSIDE**

A delightful courtyard garden providing a seating area with a raised flower bed, shed, and gate to rear aspect.

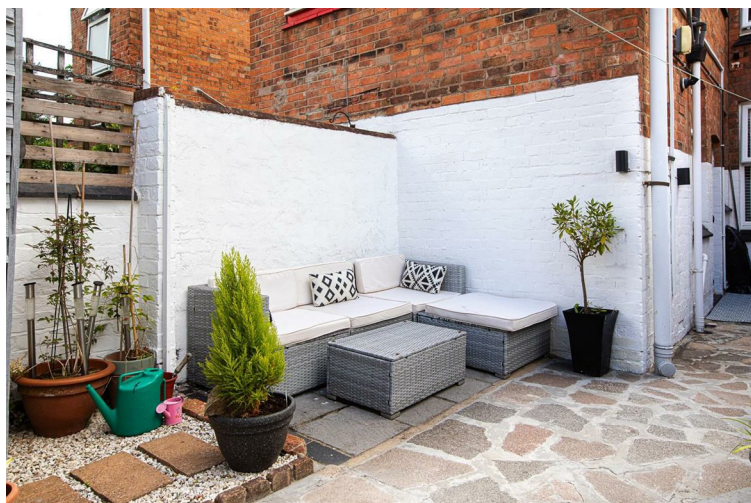
To the front of the property is a low brick wall.



#### **BATHROOM**

**9'8" x 6'3" (2.95 x 1.92)**

Bath with electric shower, low level W/C, vanity unit, part tiled walls, heated towel rail, spotlights, double glazed window to rear aspect.







### 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.

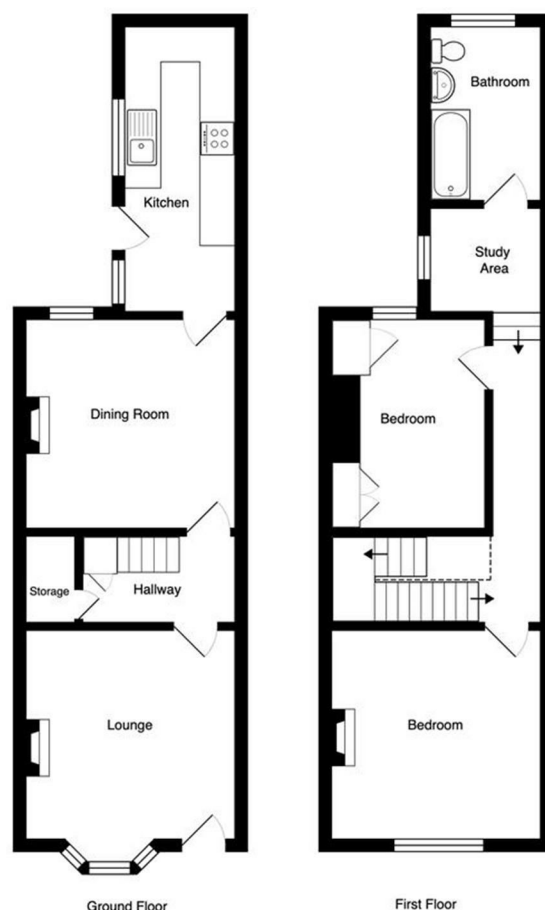
### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

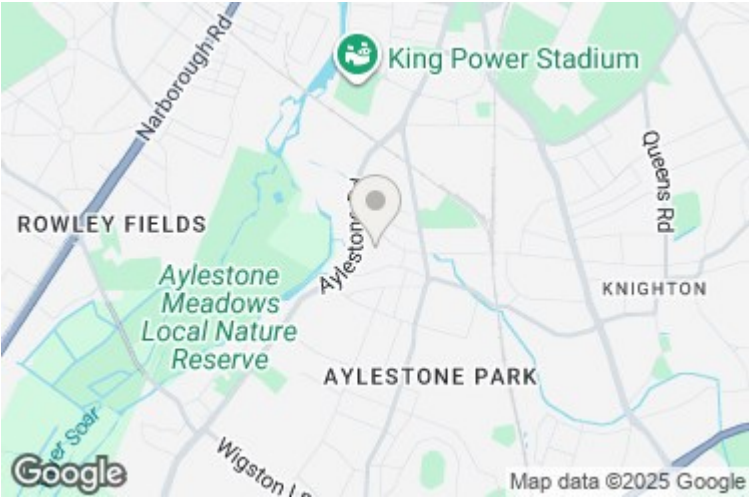
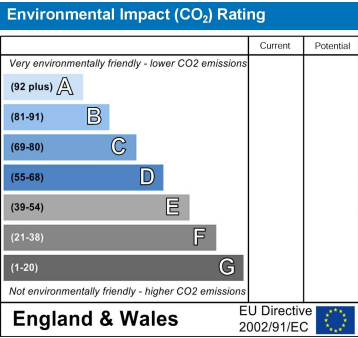
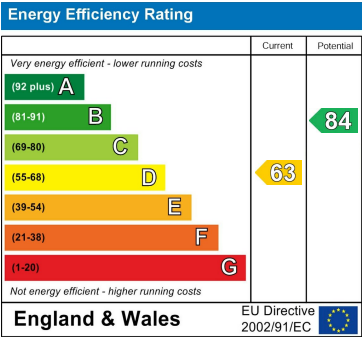
Monday to Friday 9am -5pm

Saturday 9am - 4pm



Total Area: 87.2 m<sup>2</sup> ... 938 ft<sup>2</sup>

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.



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**THINKING OF SELLING?**

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- 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

