

# Asking Price £550,000

**Welford Road, Leicester, LE2 6FP**

- Detached Double Fronted Residence
- Three Reception Rooms
- Downstairs Shower Room and Utility Area
- Ensuite Shower Room and Dressing Area
- Freehold No Upper Chain
- Four Double Bedrooms
- Kitchen-Diner
- Integral Garage
- Bathroom
- Awaiting EPC Council Tax Band F



A DOUBLE FRONTED DETACHED residence set back from the road with carriage DRIVEWAY.

The house has been extended and provides great living accommodation and space for entertaining.

Offered for sale with NO UPPER CHAIN this is a great opportunity to purchase a house that REQUIRES REFURBISHMENT.

Briefly comprising entrance hallway, study, lounge, kitchen-diner, family room, shower room, utility area and integral garage on the ground floor, Upstairs there are FOUR DOUBLE BEDROOMS with the main bedroom benefiting from an en-suite shower room, walk in wardrobe, and balcony, and a family bathroom.

To the rear is a GOOD SIZED REAR GARDEN mainly laid to lawn, with large patio/seating area and mature trees, hedges and shrubs.



#### LOUNGE

**18'1" x 12'0" (5.52 x 3.68)**

Electric fireplace, radiator, double glazed bay window to the front and two frosted double glazed windows to side aspect.



#### ENTRANCE HALL

Ramp leading up to the front door with two stained glass patterned windows, tiled floor, under stairs cupboard, radiator, staircase rising to first floor.



#### STUDY

**14'1" x 8'5" (4.31 x 2.59)**

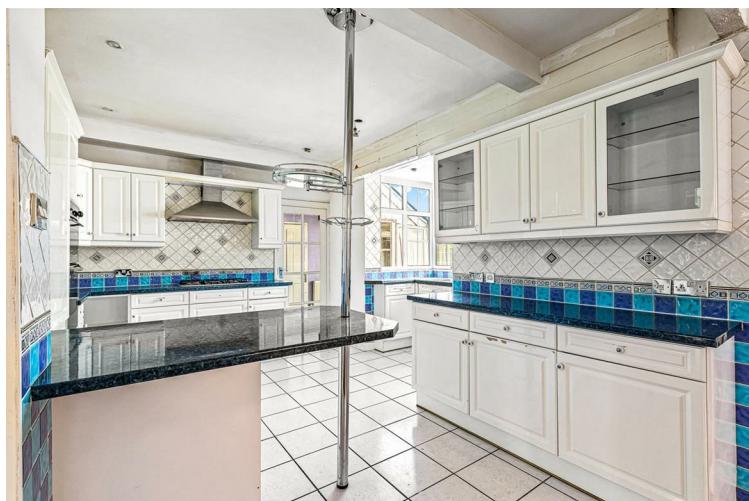
Serving hatch into kitchen, radiator, double glazed window to front aspect.



**KITCHEN/DINER**  
**27'5" x 14'6" (8.36 x 4.43)**



**DINING AREA**  
**14'6" x 12'7" (4.43 x 3.85)**  
Radiator, gas fire attached to wall, two double glazed windows to side aspect, door leading into family room,



**KITCHEN AREA**  
**14'11" to bay x 14'7" (4.57 to bay x 4.45)**  
Fitted units with worktops and tiled splash backs, breakfast bar, sink with drainer, five ring gas hob with extractor, double oven, integrated fridge freezer and dishwasher, serving hatch into study, spot lights, double glazed bay window to rear aspect, door to side aspect leading into inner hallway.



**FAMILY ROOM**  
**23'11" x 18'0" (7.30 x 5.49)**  
Three Radiators, wooden flooring, double glazed window and door to rear aspect, two sets of sliding double glazed doors to side aspect leading onto patio area.



#### INNER HALLWAY

**7'8" x 5'10" (2.34 x 1.80)**

Tiled floor, two radiators, window to side aspect, door into utility room, door leading into integral garage.



#### DOWNSTAIRS SHOWER ROOM

**9'6" x 6'4" (2.91 x 1.94)**

Walk in shower with mains shower, low level W/C, twin basins set into fitted furniture, heated towel rail, spot lights, radiator, double glazed frosted window to side aspect,



#### UTILITY ROOM

**12'6" x 10'2" (3.83 x 3.11)**

Sink with drainer, plumbing for washing machine, tiled floor, part tiled walls, 'Worcester' boiler, water tap, window to rear and side aspect, door to rear elevation.



#### LANDING

**34'9" x 6'2" max (10.6 x 1.90 max)**

Two radiators, frosted double glazed windows to front rear and side aspects.



#### **BEDROOM ONE**

**19'7" x 13'0" (5.97 x 3.97)**

Three Radiators, double glazed windows to front and rear aspects, double glazed door to rear aspect leading onto balcony.

#### **EN-SUITE SHOWER ROOM**

**10'8" x 4'7" (3.26 x 1.40)**

Walk in shower cubicle with mains shower, low level W/C, vanity wash hand basin, heated towel rail, tiled walls and floor, double glazed window to rear aspect.



#### **EN-SUITE DRESSING AREA**

**8'5" x 4'7" (2.59 x 1.41)**

Fitted shelves and drawers.

#### **BALCONY**

Overlooks the rear garden.



#### **BEDROOM TWO**

**14'10" to bay x 12'1" (4.53 to bay x 3.70)**

Fitted wardrobe with built in dressing table, radiator, double glazed bay window to front aspect.

#### **BEDROOM THREE**

**14'7" x 12'7" (4.46 x 3.85)**

Radiator, double glazed window to rear aspect.



#### **BEDROOM FOUR**

**17'5" x 8'5" (5.32 x 2.57)**

Radiator, double glazed windows to front and side aspects.



#### BATHROOM

**10'11" x 7'7" (3.33 x 2.32)**

Bath with shower attachment, shower cubicle with mains shower, vanity unit, low level W/C, heated towel rail, spot lights, tiled floor and walls, double glazed frosted window to rear aspect.

#### INTEGRAL GARAGE

**22'10" x 12'7" (6.97 x 3.86)**

Up and over door, radiator, mega flow tank, gas meter, door to rear leading into inner hallway, double glazed door to front aspect.



#### OUTSIDE

A large rear garden with patio area, laid to lawn with established trees shrubs and hedges.

To the front there is a carriage driveway with mature hedges.



#### 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 property.

#### MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

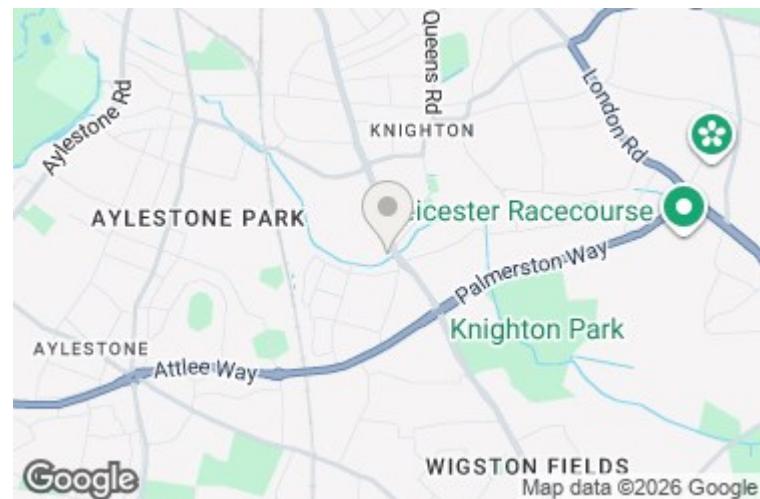
#### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

#### Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



Total Area: 276.5 m<sup>2</sup> ... 2977 ft<sup>2</sup> (excluding balcony)

All measurements and illustrations are approximate and may not be to scale. The property is for sale by private treaty. The vendor and his agent will accept no liability for any inaccuracies.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Est.1985 **Barkers**

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- 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

