



**Asking Price £190,000**

**Cavendish Road, Aylestone, Leicester, LE2 7PL**

- Three Double Bedrooms
- Kitchen
- Bathroom
- EPC D
- No Upper Chain
- Open Plan Lounge Diner
- Electric heating
- Rear Courtyard Garden
- Council Tax Band A
- Freehold



AN ATTRACTIVE and WELL PRESENTED three storey, THREE BEDROOM terraced property, situated within the popular city suburb of Aylestone offered for sale with NO ONWARD CHAIN.

Well served for Leicester University, LRI, the city centre and an array of everyday amenities can be found locally on Aylestone Road or neighbouring Clarendon Park, ideal for the young professional with its array of bars, boutiques and bistros.

This open plan spacious property offers versatile modern living accommodation whilst briefly comprising, open plan lounge/dining room, kitchen, three double bedrooms arranged over two floors, bathroom, and a good size courtyard garden.



#### OPEN PLAN LOUNGE DINER

**25'3" x 10'3" (7.72 x 3.14)**

Double glazed front door, wall mounted electric fire place, corner low level meter cupboard, under stair storage cupboard, two electric storage heaters, double glazed windows to front and rear aspect.



#### LOUNGE AREA



#### DINING AREA

#### INNER LOBBY

**6'3" x 3'4" (1.93 x 1.02)**

With stairs to first floor and double glazed door to side aspect leading to courtyard garden, loft space over the kitchen,



#### KITCHEN

**10'11" x 5'8" (3.35 x 1.74)**

Fitted units with worktops and tiled splash backs, built-in four ring electric hob with oven and extractor, sink with drainer, plumbing for washing machine, space for fridge freezer,

#### FIRST FLOOR LANDING

Under stair storage cupboard, electric storage heater double glazed window to rear aspect and stairs leading to second floor:



#### BEDROOM ONE

11'10" x 10'6" (3.61 x 3.22)

Electric panel heater, double glazed window to front aspect.



#### BEDROOM TWO

12'0" x 10'9" (3.66 x 3.28)

Loft access, electric panel heater, double glazed velux and window to front elevation:



#### BATHROOM

8'9" x 8'2" (2.69 x 2.49)

Bath, low level W/C, pedestal wash hand basin, heated towel rail, part tiled walls, double glazed frosted window to rear aspect.



#### BEDROOM THREE

11'11" x 11'5" (3.64 x 3.48)

Electric panel heater and double glazed window to rear elevation:

#### SECOND FLOOR LANDING

With access to:

#### OUTSIDE

To the rear is a low maintenance paved rear enclosed garden with part hedged / fenced boundaries and handy side shared gated entry with on 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

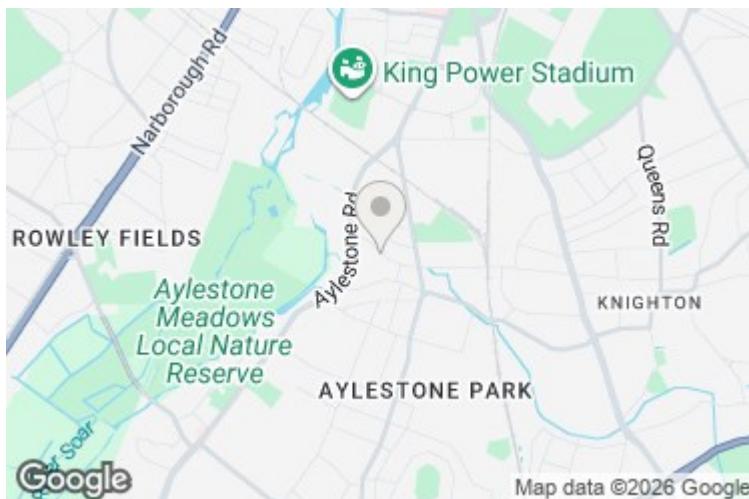


### Energy Efficiency Rating

	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		
England & Wales	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		
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Not environmentally friendly - higher CO <sub>2</sub> 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

