



Asking Price £175,000

Beaconsfield Road, Leicester, LE3 0FG

- Extended Terraced House
- Two Reception Rooms
- Utility Room
- Bathroom
- EPC Rating E Council Tax Band A
- Entrance Hall
- Kitchen
- Two Bedrooms
- Freehold
- No Upper Chain



A great opportunity to purchase this TWO BEDROOM terraced house located in the WEST END.

The house has TWO RECEPTION ROOMS, kitchen and UTILITY ROOM, on the first floor there are two bedrooms and a bathroom.

To the rear is a courtyard garden with decking.

Close to local schools, Fosse Park, De Montfort University and easy motorway access.

The house is offered for sale with NO UPPER CHAIN and early viewing is highly recommended.

HALL

Double glazed front door, radiator, staircase rising to first floor.



RECEPTION ONE

14'0" into bay x 9'9" (4.29 into bay x 2.99)

Picture rail, fireplace with hearth and wood surround, coving, radiator, double glazed bay window to front aspect.



RECEPTION TWO

12'2" x 9'10" (3.71 x 3.00)

Fireplace with cast iron inset wooden surround,, radiator, door to rear aspect.



KITCHEN

11'1" x 7'8" (3.38 x 2.35)

Under stairs cupboard, fitted units with worktops and tiled splashback, sink with drainer, electric hob oven and extractor, spot lights, radiator, double glazed window to rear aspect.



UTILITY ROOM

7'8" x 6'1" (2.35 x 1.86)

Boiler on wall, sink with drainer, plumbing for washing machine, door to rear aspect, double glazed window to side aspect.



BEDROOM ONE

14'0" into bay x 12'9" (4.28 into bay x 3.91)

Cast iron effect Fireplace, radiator, double glazed window to front aspect.



LANDING

Built in cupboard.



BEDROOM TWO

12'3" x 7'6" (3.74 x 2.29)

Cast iron effect Fireplace, radiator, double glazed window to rear aspect.



BATHROOM

11'10" x 7'8" (3.61 x 2.36)

Bath with electric shower, low level W/C, pedestal wash hand basin, built in cupboard, radiator, frosted 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.

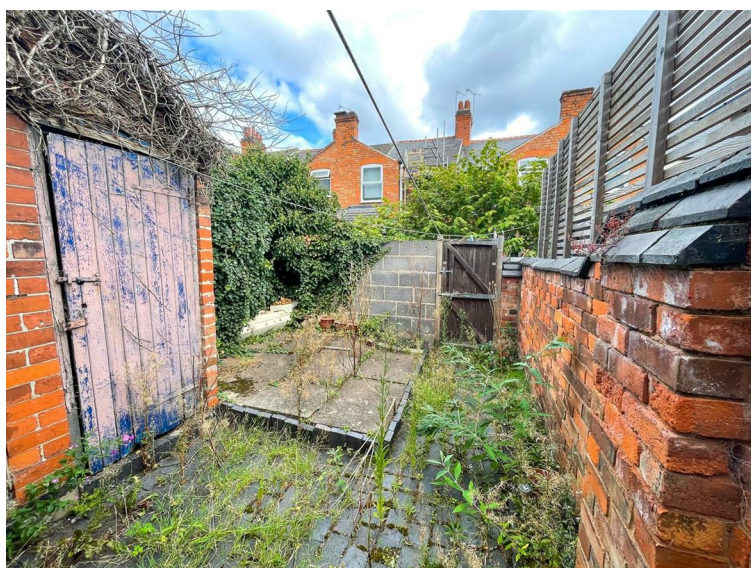
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



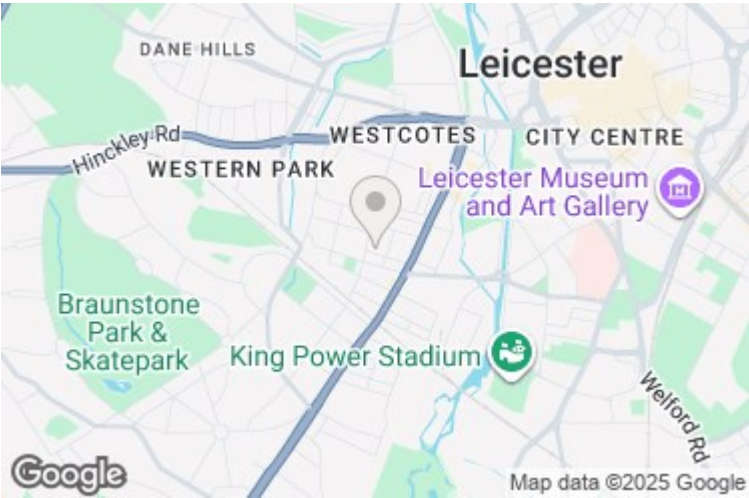
OUTSIDE

Courtyard garden with raised paved area, outbuilding, gate to rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(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 CO ₂ 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 CO ₂ 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

