



Guide Price £300,000 - £325,000

Ashclose Avenue, Leicester, LE2 3WA

- Extended Semi Detached
- Two Reception Rooms
- Bathroom
- Double Glazed
- No Upper Chain
- Three Bedrooms
- Dining Kitchen
- Garage
- Freehold
- EPC Rating D Council Tax Band B



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A well presented Three Bedroom extended SEMI DETACHED family home, walking distance to KNIGHTON PARK.

The home briefly comprises porch, entrance hallway, two reception rooms, Kitchen-diner to the ground floor. On the first floor there are three bedrooms and a bathroom.

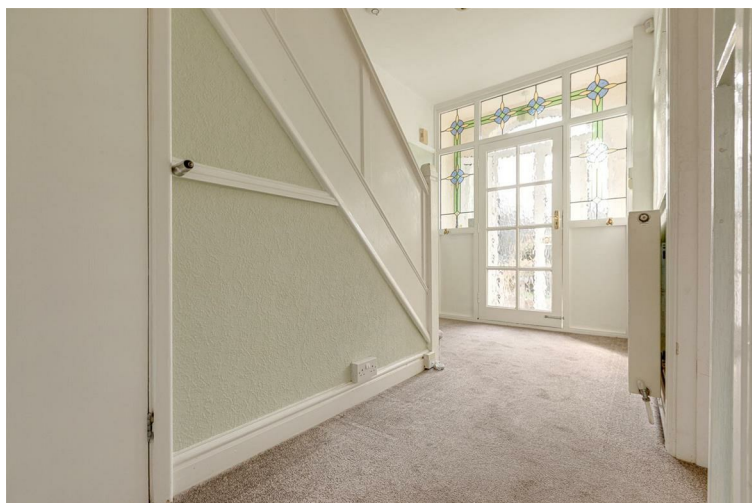
To the rear is a courtyard garden.

The house benefits from off street parking to the front and a GARAGE.

Popular location being close to all the popular schools, places of worship, Leicester City Centre and Station.

PORCH

Pair of double glazed doors to front aspect and two double glazed windows to front elevation, front door leading into.



HALLWAY

Featured coloured glass windows to front aspect, radiator, staircase rising to first floor, under stairs cupboard with frosted double glazed window to side, fuse box and meter.



RECEPTION ONE

12'9" to bay x 11'7" (3.89 to bay x 3.55)

Electric fireplace inset with brick surround, coving, radiator, double glazed bay window to front aspect.



RECEPTION TWO

12'1" x 11'7" (3.69 x 3.55)

Gas fire with wooden surround and tiled inset, coving, radiator, double glazed door and windows to rear aspect.



KITCHEN DINER

18'0" x 8'5" max (5.51 x 2.57 max)

Fitted units with worktops and tiled splashbacks, four ring gas hob with oven and extractor, sink with drainer, integrated washing machine and fridge, spotlights, radiator, part frosted double glazed window to side aspect, frosted double glazed door to side aspect and double glazed window to rear aspect.



DINING AREA



LANDING

Access to loft, double glazed patterned window to side aspect.



BEDROOM ONE

13'3" to bay 11'8" (4.04 to bay 3.58)

Fitted wardrobes, radiator, double glazed bay window to front aspect.



BEDROOM TWO

11'6" x 12'1" (3.53 x 3.69)

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



BATHROOM

7'8" x 6'10" (2.36 x 2.10)

Bath with mains shower, built in cupboard housing boiler and water tank, pedestal wash hand basin, low level W/C, radiator, spot lights, part tiled walls,



BEDROOM THREE

6'9" x 7'10" (2.08 x 2.39)

Radiator, double glazed window to front aspect.



OUTSIDE

Courtyard garden tapering at the end, established shrubs and flower bed, water tap, power.

To the front of the house is a low level brick wall, blocked paved driveway, lawned area with mature plants and shrubs.



GARAGE

17'0" max x 12'0" max reducing to 5'6" (5.20 max x 3.66 max reducing to 1.69)

Electric door, power, double glazed frosted window to side aspect, door to side elevation.



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.

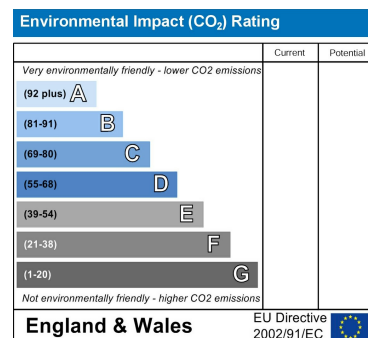
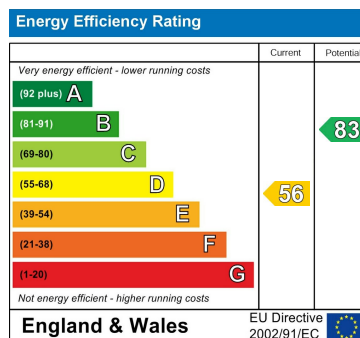
Hours of Business:

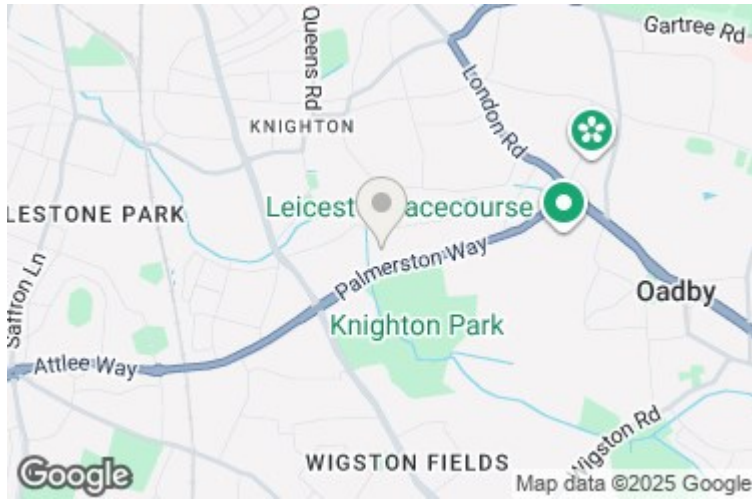
Monday to Friday 9am -5pm

Saturday 9am - 4pm



Total Area: 108.0 m² ... 1162 ft²
All measurements and illustrations are approximate and may not be drawn to scale. This document 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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- 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

