



Asking Price £170,000

Foxhill Drive, Glen Parva, Leicester, LE2 9NR

- One Bedroomed House
- Kitchen
- Double Glazed and Gas Central Heating
- Private Garden
- EPC Rating D
- Lounge
- Bathroom
- Allocated parking
- Council Tax Band A
- Freehold



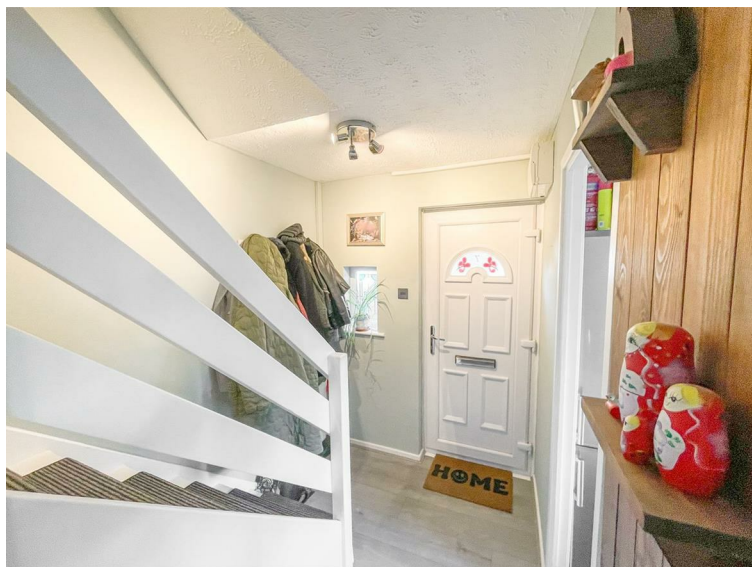
A well presented ONE BEDROOM quarter house in a sought after CUL DE SAC location close to the Glen Parva nature reserve, Everards Meadows, and Fosse Park.

The accommodation comprises an entrance hall, lounge, kitchen on the ground floor, on the first floor there is a landing with storage, bedroom and bathroom.

Outside there is a private enclosed garden and an allocated off street parking space.

Well located with easy access to Leicester city Centre.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



ENTRANCE HALLWAY

Double glazed front door, staircase rising to first floor landing, radiator, fuse box, double glazed patterned window to front aspect, wooden door leading into lounge.



LOUNGE

11'11" x 10'5" (3.65 x 3.19)

Under stairs cupboard, radiator, double glazed window to side aspect.



KITCHEN

7'1" x 5'10" (2.18 x 1.79)

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



LANDING

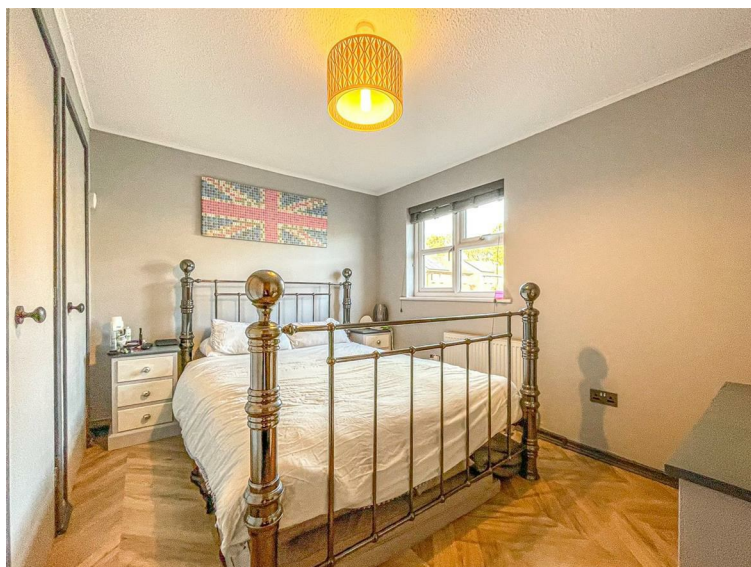
Access to loft, built in double wardrobe with mirrored sliding door, wooden doors leading into bathroom and bedroom.



BATHROOM

6'2" x 5'8" (1.89 x 1.73)

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



BEDROOM

11'5" x 8'9" (3.49 x 2.68)

Two built in cupboards, coving, radiator, double glazed window to side elevation.



GARDEN

Fenced garden, partly paved with decking area, borders and gate to the front.

To the front of the property you have a side pebbled area and a low level fence.



OTHER 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:

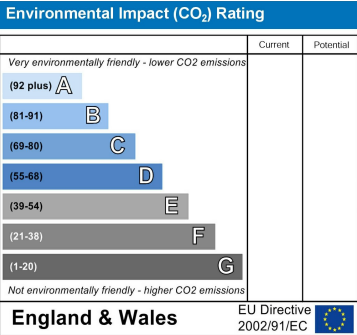
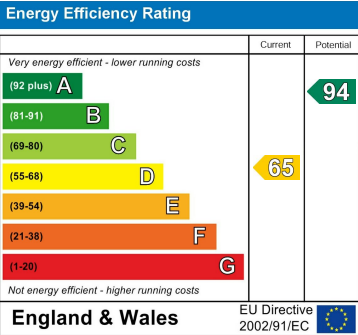
Monday to Friday 9am -5pm

Saturday 9am - 4pm

GROUND FLOOR



1ST FLOOR



Barkers

Est.1985

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

