



## Guide Price £220,000-£230,000

### Hobson Road, Off Abbey Lane, Leicester, LE4 2AQ

- Semi Detached Property
- Two Reception Rooms
- Two Double Bedrooms
- Front & Rear Gardens
- Freehold / EPC D / Council Tax B
- Entrance Hall
- Fitted Kitchen
- Bathroom
- Early Viewing Advised
- No Upward Chain





We are pleased to offer a TWO BEDROOM SEMI DETACHED property offered at A GUIDE PRICE OF £220,000 to £230,000. Superbly situated in the ABBEY LANE area of the city, being well served for renowned local schooling, Abbey Park, the Space Centre, City Centre and an array of everyday amenities are available locally. Internally comprising entrance hall, two reception rooms, fitted kitchen, two double bedrooms, bathroom, front and rear gardens. Currently rented on a periodic tenancy generating £850 per calendar month.

Would suit a FIRST TIME BUYER or INVESTOR

Offered with No Upward Chain. Call Barkers on 0116 2709394 to arrange a viewing.

### ENTRANCE HALL

Accessed via wooden front door, thermostat and radiator:



### FRONT RECEPTION ROOM

**13'6" into bay x 10'2" (4.13 into bay x 3.10 )**

Radiator, dado rail, double glazed bay window to front aspect and window to side aspect:



### REAR RECEPTION ROOM

**11'4" x 13'5" (3.47 x 4.09)**

Radiator, dado rail, under stairs storage, french doors leading to rear garden:



### KITCHEN

**10'0" x 6'2" (3.06 x 1.89)**

Fitted kitchen with integrated units with worktops over, ceramic sink/drainer, integrated fridge/freezer, tiled floor and splash backs. Integrated oven with gas hob and extractor fan over. Wall mounted gas boiler. Door to rear garden and double glazed window to side aspect:

### LANDING

Loft access and double glazed window to side elevation:



**BEDROOM ONE**

**11'5" x 13'4" (3.49 x 4.08)**

Feature fireplace with wooden surround, radiator and double glazed window to front elevation:

**BEDROOM TWO**

**9'3" x 8'1" (2.83 x 2.48)**

Radiator and double glazed window to rear elevation:



**BATHROOM**

**9'3" x 4'10" (2.82 x 1.49)**

Bath with mixer shower over, w/c, pedestal sink, radiator and double glazed window to rear elevation:



#### **GARDEN**

To the Rear is a decked area leading to lawn with established borders and handy side access. There is also low maintenance front garden:

#### **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.

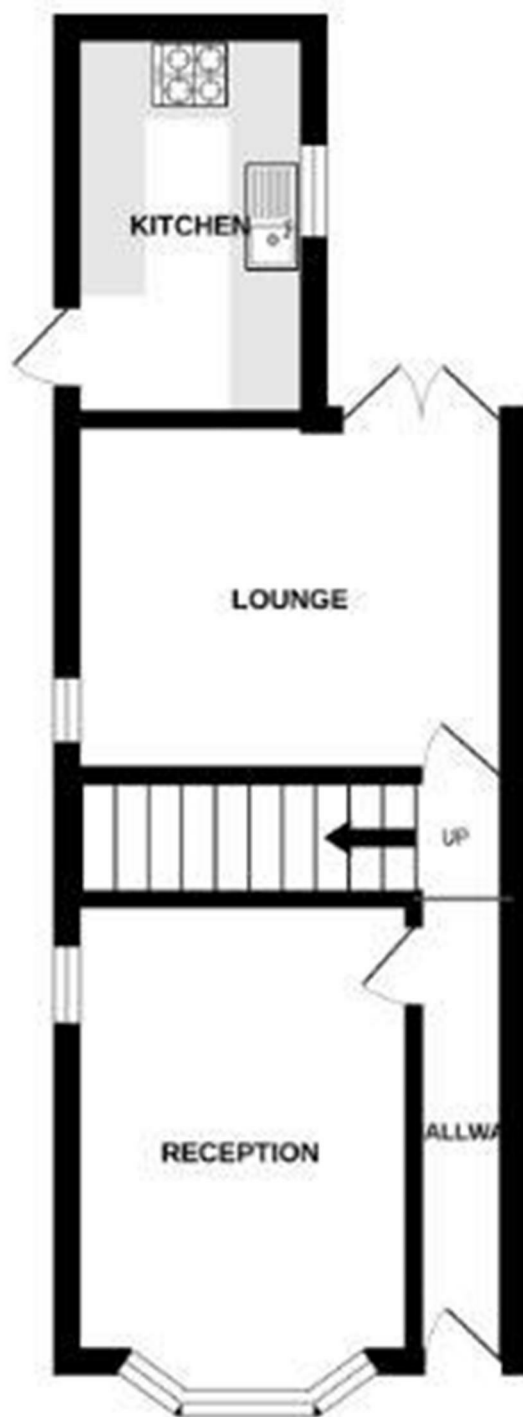
#### **VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.


Hours of Business:

Monday to Friday 9am-5pm

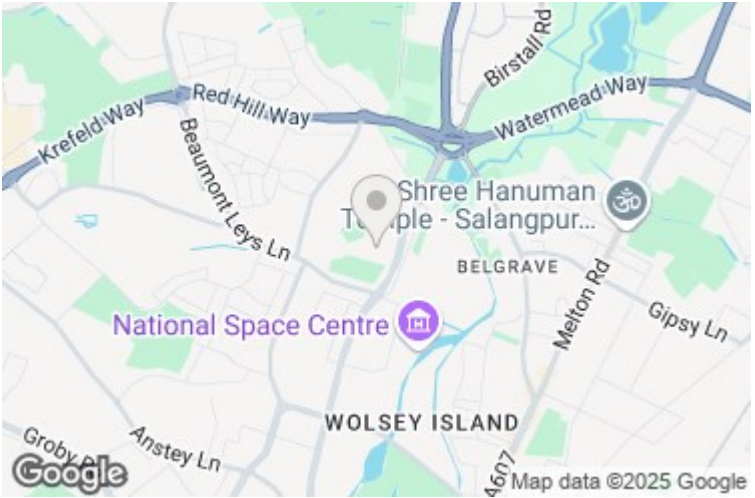
Saturday 9am - 4pm





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>65</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 CO2 emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC



# 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

