



Asking Price £190,000

Granby Road, Aylestone, Leicester, LE2 8LP

- Terraced House
- Kitchen
- Bathroom
- Council Tax Band A
- Freehold
- Two Reception Rooms
- Two Bedrooms
- Rear Garden
- EPC Rating C
- No Chain



A nicely presented TWO DOUBLE BEDROOM terraced house offered for sale with NO CHAIN.

The property briefly comprises of TWO RECEPTION ROOMS, and a kitchen to the ground floor.

On the first floor there are two double bedrooms and a bathroom.

There is a decent sized rear garden with still retains the original outbuildings one of which has an OUTSIDE W/C.

Located in a popular location within close proximity of an excellent range of shops, schools and leisure amenities including Aylestone Meadows Nature Reserve.

RECEPTION ONE

13'10" x 11'4" (4.24 x 3.47)

Front door, meter cupboard, picture rail, radiator, window to front aspect, door into,



BEDROOM ONE

13'10" x 11'4" (4.24 x 3.47)

Cast iron fireplace, picture rail, radiator, double glazed window to front aspect.



RECEPTION TWO

13'10" x 11'11" (4.24 x 3.64)

Built in cupboard and drawer unit, under stairs cupboard, radiator, double glazed window to rear aspect, door into,



KITCHEN

13'3" x 7'10" (4.05 x 2.41)

Fitted units with worktops, tiled splashbacks, sink with drainer, free standing cooker, extractor, boiler, radiator, built in pantry with double glazed window to side aspect, double glazed window to side aspect, door leading into,

OUTER LOBBY

Space for fridge freeze, door to side aspect leading into rear garden.

Two doors leading into storage rooms.

LANDING

Access to loft, radiator.

BEDROOM TWO

12'0" x 10'10" (3.67 x 3.31)

Radiator, double glazed window to rear aspect.



BATHROOM

13'2" x 8'0" (4.02 x 2.44)

Bath, low level W/C, pedestal wash hand basin, radiator, part tiled wall, window to side and rear aspect.

OUTSIDE

Consisting of a paved and lawned area, flower border with mature shrubs and hedges, gate 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.

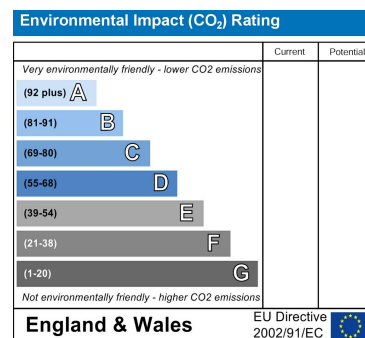
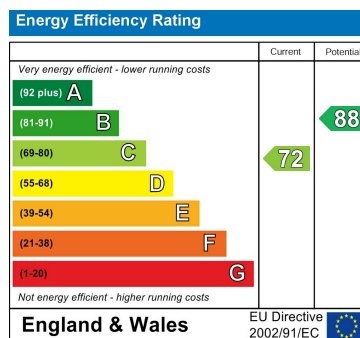
VIEWING TIMES

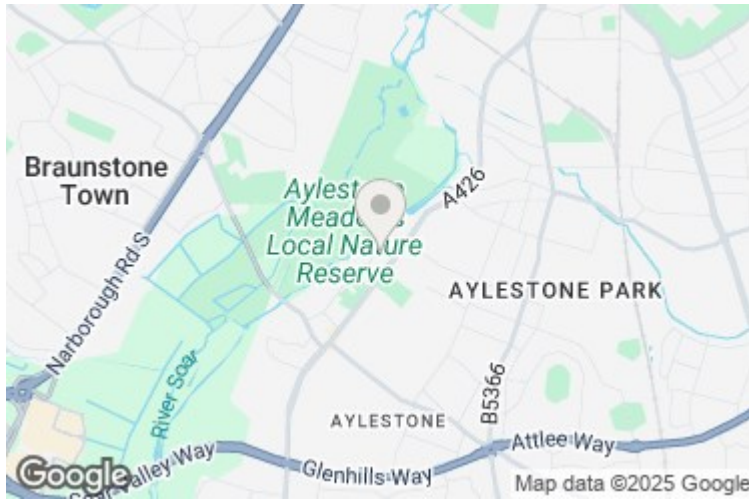
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm





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

