SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

Price Guide £220,000 - £230,000

Folville Rise, Leicester, LE3 1EE

- Semi Detached
- Lounge
- Shower Room
- Freehold
- No Upper Chain
- Three Bedrooms
- Kitchen-Diner
- Large Garden
- Own Driveway
- EPC Rating D Council Tax Band A

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79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

GUIDE PRICE £220,000-£230,000

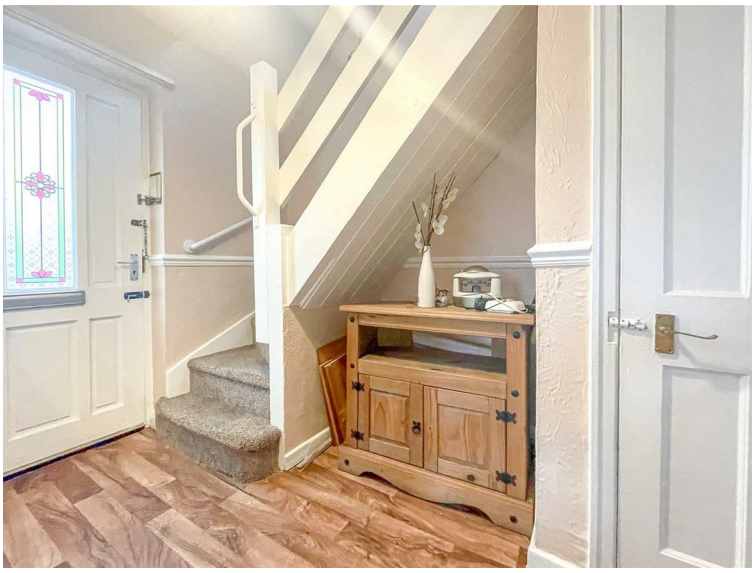
A great opportunity to purchase a THREE BEDROOM family home, WITH SCOPE TO EXTEND subject to the usual planning consents, in BRAUNSTONE.

The property briefly comprises an entrance hall, lounge-diner and breakfast kitchen to the ground floor.

On the first floor there are three bedrooms and a shower room.

To the rear is a GOOD SIZED GARDEN mainly laid to lawn with slabbed area for seating and flower borders with various plants and shrubs.

The house is offered for sale with NO UPPER CHAIN.



ENTRANCE HALL
Front door, staircase rising to first floor, radiator.

BUILT IN STORE ROOM
4'1" x 2'4" (1.25 x 0.73)
Meters, double glazed window to front aspect.

LOUNGE-DINER
18'10" x 11'10" (5.76 x 3.63)
Gas fireplace, radiator, double glazed window to front aspect, double glazed sliding patio doors to rear elevation leading into garden.

OTHER ASPECT

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BREAKFAST KITCHEN
12'2" x 9'6" (3.73 x 2.91)
Fitted units with worktops, sink with drainer, cupboard housing the boiler, plumbing for washing machine, space for fridge freezer, radiator, tiled floor, double glazed window to side and rear aspects, door to rear elevation leading out into the garden.

LANDING
Access to loft, double glazed window to front aspect.

BEDROOM ONE
12'2" x 10'8" (3.73 x 3.26)
Built in cupboard, radiator, double glazed window to rear aspect.

BEDROOM TWO
10'9" x 8'11" (3.30 x 2.72)
Radiator, double glazed window to rear aspect.

BEDROOM THREE
10'8" x 6'5" (3.26 x 1.96)
Radiator, double glazed window to front aspect.

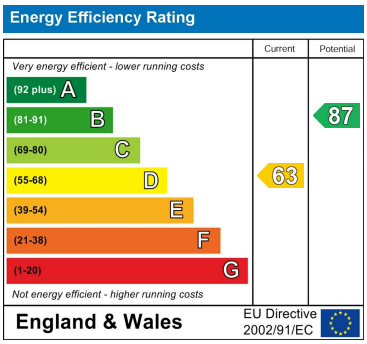
SHOWER ROOM
7'8" x 6'3" (2.34 x 1.93)
Shower cubicle with electric shower, low level W/C, pedestal wash hand basin, built in cupboard, radiator, part tiled walls, tiled floor.

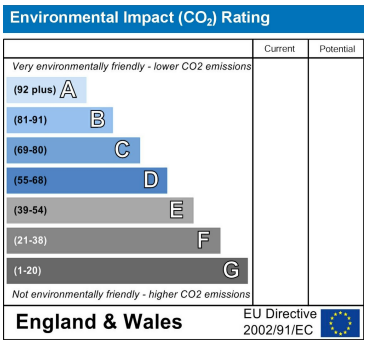
OUTSIDE
Good sized rear garden mainly laid to lawn with patio area, gate to front aspect.

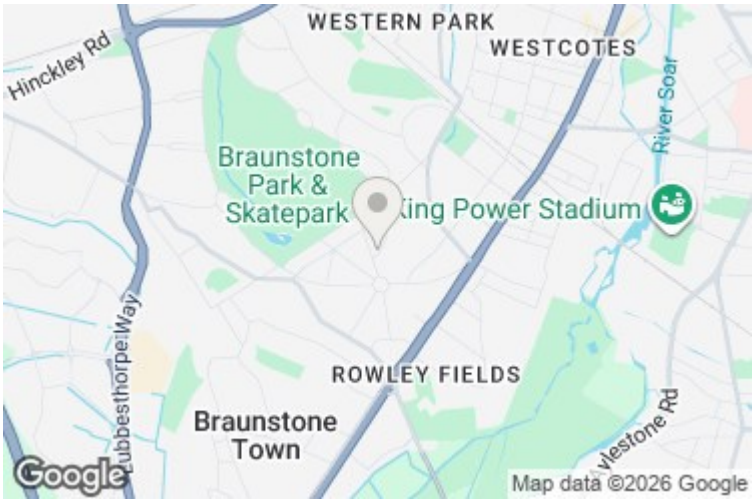
To the front of the property is a low level fence, metal gate and gate giving access to the driveway providing off street parking, pebbled area.

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 270 939

A £50 fee (incl. vat) covers required data and any manual checks.
This must be paid before we can issue a memorandum of sale. The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks







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

AML DISCLAIMER

In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.

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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

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