



Asking Price £260,000

Knighton Church Road, Leicester, LE2 3JP

- South Knighton
- Two Reception Rooms
- Character Features
- Good Size Rear Garden
- No Upper Chain
- Two Double Bedrooms
- Kitchen
- Bathroom
- EPC Rating D Council Tax Band B
- Freehold



A well presented BAY FRONTED palisaded TWO DOUBLE bedroom terraced home located in the sought after SOUTH KNIGHTON area.

The property offers a wealth of charm and CHARACTER FEATURES throughout and briefly comprises TWO RECEPTION ROOMS and kitchen on the ground floor.

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

To the rear is a delightful garden.

The house is offered for sale with NO CHAIN and well located for Leicester City Centre and Train Station, not to mention University of Leicester and the Royal Infirmary.



RECEPTION ONE

13'6" to bay x 10'6" (4.14 to bay x 3.21)

Front door, stained glass window to front aspect, cast iron fireplace with granite hearth, coving, herringbone wooden flooring, radiator, double glazed bay window to front elevation with shutters.



RECEPTION TWO

12'4" x 10'6" (3.76 x 3.21)

Log burner, coving, built in drawer and cupboard unit, cast iron radiator, herringbone wooden flooring, under stairs cupboard, window to rear aspect with shutters.



KITCHEN

14'4" x 6'5" (4.37 x 1.98)

Fitted units with work tops, tiled splash backs, sink with drainer, four ring gas hob and extractor, plumbing for washing machine, space for fridge freezer, tiled floor, two windows to side and door to side aspect.

LANDING

Picture rail, access to loft, radiator.



BEDROOM ONE

12'4" x 11'10" (3.78 x 3.62)

Feature fireplace, coving, herringbone wooden flooring, cast iron radiator, double glazed window to front aspect with shutters.



BATHROOM

14'0" x 6'5" (4.27 x 1.98)

Bath with electric shower, pedestal wash hand basin, low level W/C, built in cupboard housing 'Worcester' boiler, part tiled wall, coving, radiator, window to rear aspect.



BEDROOM TWO

12'5" x 9'3" (3.81 x 2.83)

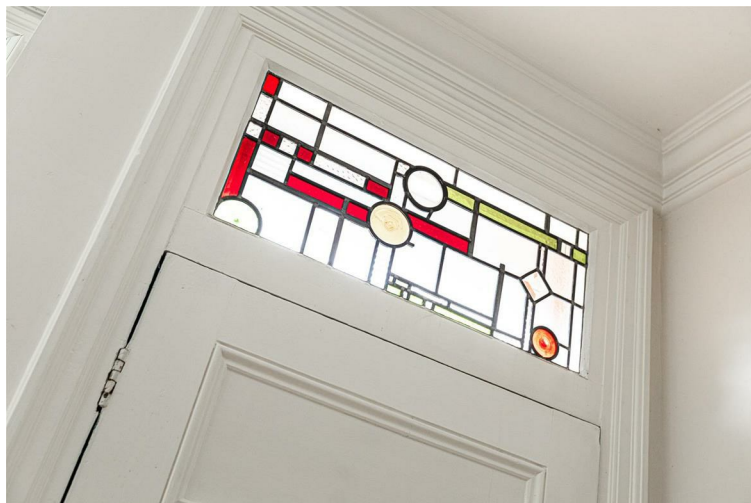
Built in cupboard, coving, radiator, window to rear aspect.



OUTSIDE

To the rear of the property is a charming established garden laid to lawn with flower borders and a variety of plants, shrubs, and bushes, a paved pathway leading to a paved seating area, original outbuildings, water tap, and gate to front elevation.

To the front of the property is a low brick wall and decorative paved frontage with stones.



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.

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

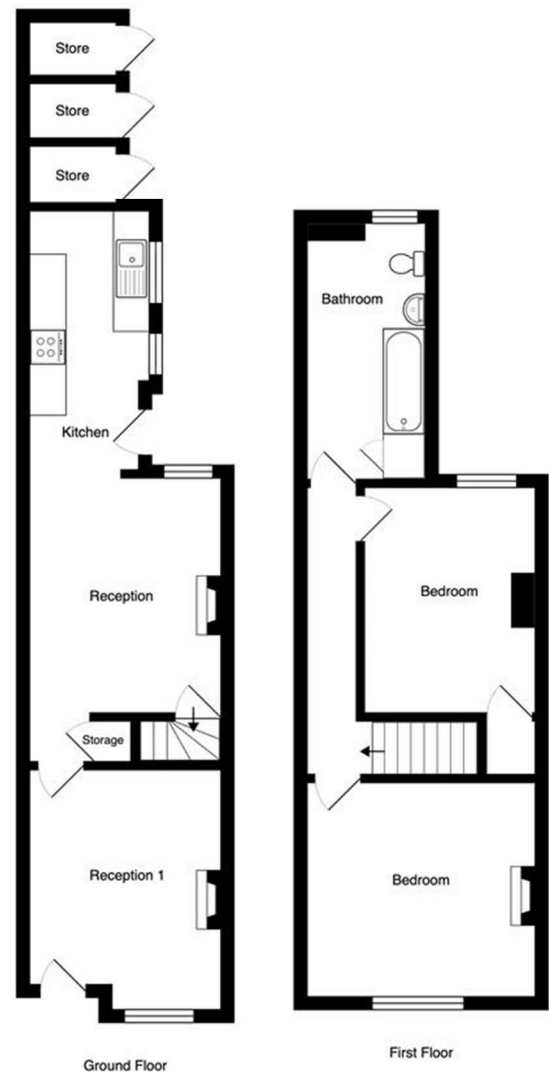
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

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

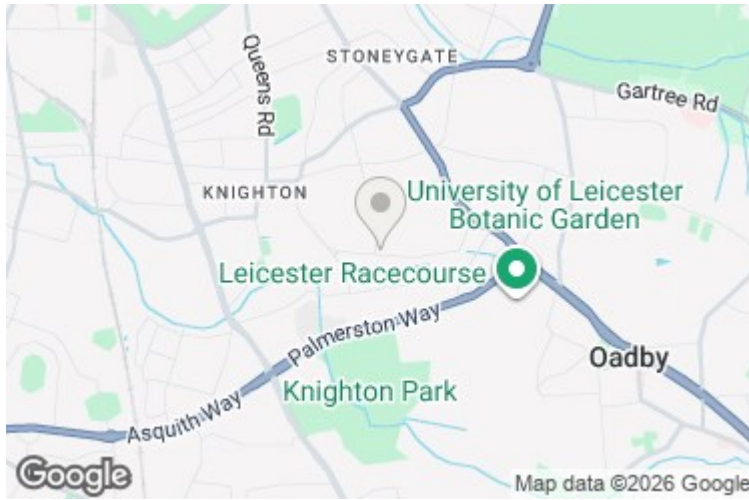


Total Area: 83.9 m² ... 903 ft²

All measurements and illustrations are approximate and may not be drawn to scale. This floorplan 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.
Floorplan: Appenney Bennett Photography

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			61
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			61
(55-68) D			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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

