



## GUIDE PRICE £175,000 to £180,000

**Boundary Road, Aylestone, Leicester, LE2 7PE**

- Mid Terraced Property
- Two Reception Rooms
- Two Double Bedrooms
- Courtyard Garden
- EPC D / Freehold / Council Tax A
- Aylestone
- Fitted Kitchen
- Bathroom Suite
- Gas Central Heating / Double Glazing
- No Upward Chain



GUIDE PRICE of £175,000 to £180,000

OFFERED WITH NO UPWARD CHAIN. We are pleased to market a MID TERRACED property ideally suit a home mover or investor conveniently situated within the popular city suburb of AYLESTONE providing excellent access to the City Centre, Leicester Cricket Ground and an array of everyday amenities and leisure facilities.

The accommodation comprises lounge, dining room, fitted kitchen, stairs leading to TWO DOUBLE BEDROOMS and bathroom. To the rear of the property there is a courtyard garden.

New boiler fitted July 2025.

EARLY VIEWING ADVISED. Call BARKERS 0116 2709394



**REAR RECEPTION ROOM**  
**12'2" x 11'3" (3.72 x 3.45 )**

Laminate flooring, radiator, brick fireplace, double glazed window to rear aspect:



**FRONT RECEPTION ROOM**  
**11'1" x 10'11" (3.40 x 3.33 )**

Laminate flooring, meter cupboard, radiator, fireplace with wooden surround. Double glazed window to front aspect:



**KITCHEN**  
**12'6" x 6'2" (3.82 x 1.88)**

Fitted kitchen with marble effect worktops, fitted electric oven, electric hob with extractor hood over. Stainless steel sink /drainer with tiled splash back behind. Space provided for undercounter fridge, freezer and washing machine. Double glazed window to side aspect and door to rear garden:

**LANDING**

Fitted storage, loft access:



**BEDROOM ONE**

**11'8" x 12'8" (3.56 x 3.88)**

Laminate flooring, radiator, double glazed window to front elevation:



**BATHROOM**

**12'5" x 7'0" (3.80 x 2.15)**

Bath with electric shower over, pedestal sink, w/c and radiator. Double glazed window to rear elevation:



**BEDROOM TWO**

**9'7" x 8'8" (2.93 x 2.66 )**

Laminate flooring, radiator, double glazed window to front elevation:



**OUTSIDE**

The property benefits from a low maintenance courtyard garden:

**DISCLAIMER**

Please note the photos in this advert were taken prior to the current tenant taking occupation.



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

#### **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

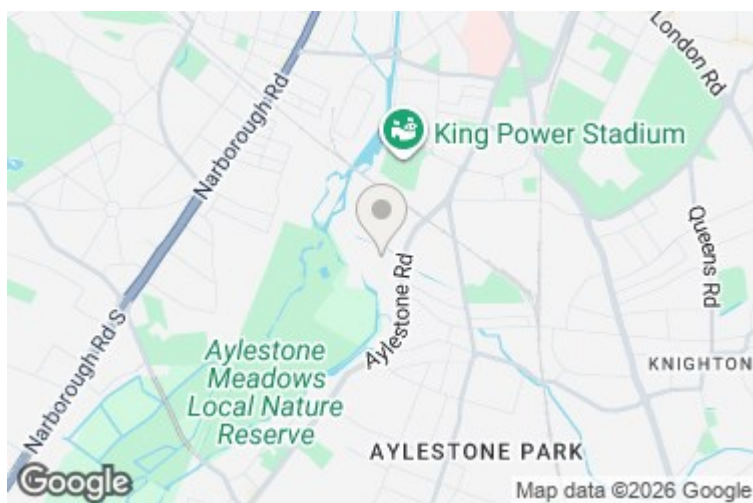
Saturday 9am - 4pm

#### **AML DISCLAIMER**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</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>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		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

