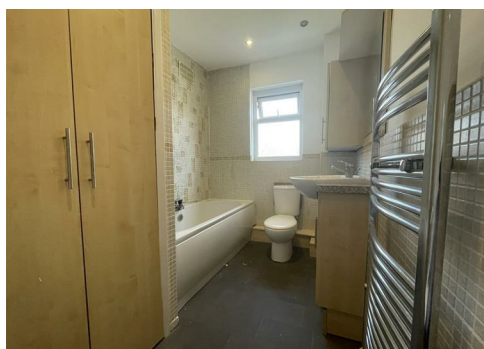




# Asking Price £215,000

## Hamilton Street, Evington, Leicester, LE2 1FP

- Terraced Property
- Two Reception Rooms
- Bathroom
- Freehold
- EPC Rating D Council tax Band A
- Two Bedrooms
- Kitchen
- Rear Garden
- No Upper Chain
- Close to Local Amenities



A well-presented TWO Bedroom Terraced House located in the popular area of HIGHFIELDS.

Close to local city centre, amenities and places of worship. This property is ideal for first time buyers or investors.

In brief, the property comprises an entrance hallway, two reception rooms and a kitchen on the ground floor, upstairs there are two bedrooms and a bathroom.

To the rear is a garden with original outbuildings.

NO CHAIN AND SOUGHT AFTER LOCATION.

### ENTRANCE HALLWAY

Front door.



### RECEPTION ONE

**11'0" x 7'1" (3.37 x 2.18)**

Meter cupboard, radiator, double glazed window to front aspect.

### RECEPTION TWO

**11'11" x 10'2" (3.65 x 3.11)**

Radiator, double glazed window to rear aspect.



### KITCHEN

**9'11" x 6'7" (3.04 x 2.03)**

Fitted units with worktops, tiled splash backs, sink with drainer, gas hob with oven and extractor, space for fridge freezer, plumbing for washing machine, radiator, double glazed window and door to side aspect.



### OTHER ASPECT

### FIRST FLOOR LANDING

Access to loft.



**BEDROOM ONE**

**11'10" x 10'11" (3.62 x 3.35)**

Built in cupboard, radiator, double glazed window to front aspect.

**BEDROOM TWO**

**12'0" x 8'11" (3.68 x 2.73)**

Radiator, double glazed window to rear aspect.



**OUTSIDE**

Gate to side, water tap, two original outbuildings for storage, flower border with mature shrubs.



**BATHROOM**

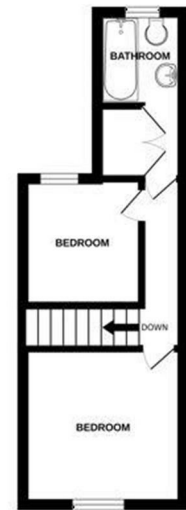
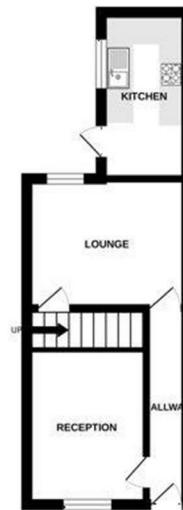
**9'10" x 6'6" (3.00 x 1.99)**

Bath with mains shower, low level W/C, vanity unit, heated towel rail, built in cupboard housing boiler, spot lights, part tiled walls, frosted double glazed window 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.

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

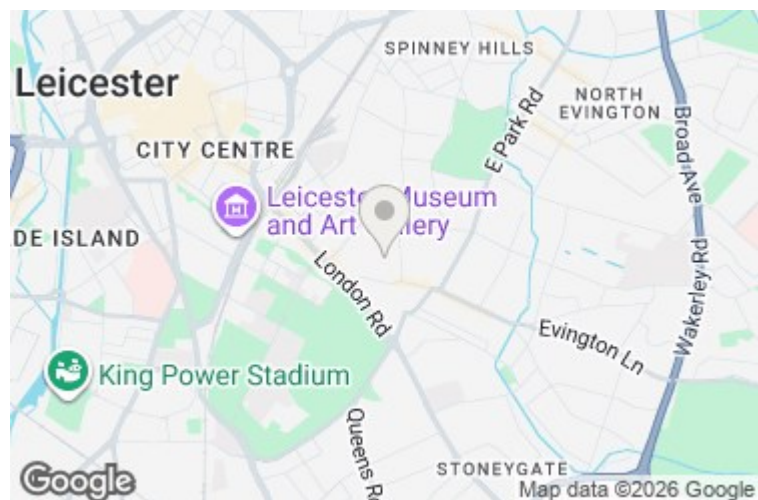
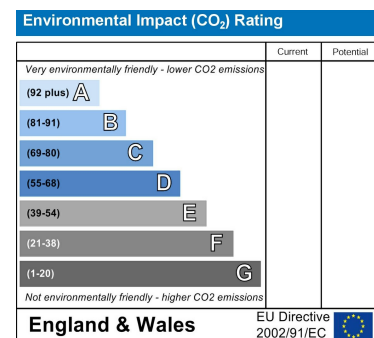
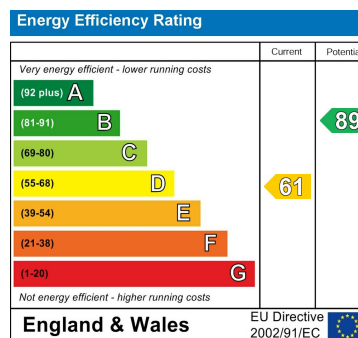
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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



# 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

