SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

Asking Price £285,000

Knighton Church Road, South Knighton, Leicester, LE2 3JN

- Attractive Terraced Property
- Open Plan Lounge / Diner
- Two Double Bedrooms
- Pretty Rear Garden & Front Forecourt
- No Upward Chain
- South Knighton Locaiton
- Fitted Kitchen
- Bathroom
- EPC Rating D / Council Tax Band B
- Freehold

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

A beautifully presented TWO DOUBLE bedroom terraced house located in SOUTH KNIGHTON.

This spacious home offers great entertaining space and benefits from having a good sized rear garden and is offered for sale with NO UPPER CHAIN.

The layout briefly comprises of an open plan lounge/dining area and separate kitchen to the ground floor.

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

Located on one of Leicester's most sought after roads and retaining its original features, the home is close to the City Centre and Queens Road with its boutique bars and restaurants.

OPEN PLAN LOUNGE / DINER
29'3" x 10'11" (8.93 x 3.35)
Front door, cast iron fireplace (not currently in use), coving, meter cupboard, three radiators, spot lights, centre staircase rising to the first floor, bay window to front aspect, window to rear elevation door into,

OTHER ASPECT

KITCHEN
12'4" x 7'0" (3.76 x 2.14)
Fitted units with worktops and tiled splash backs, sink with drainer, plumbing for washing machine, 'Neff' electric hob, 'Bosch' oven, extractor above, space for fridge freezer, tiled floor, window to rear and side aspect, door to side aspect.

LANDING
Access to loft, spot lights.

BEDROOM ONE
12'4" x 11'6" (3.77 x 3.52)
Two Fitted wardrobes, radiator, window to front aspect.

BEDROOM TWO
12'4" x 9'3" (3.77 x 2.84)
Fitted cupboard, coving, radiator, window to rear aspect.

BATHROOM
12'3" x 7'0" (3.75 x 2.14)
Bath, low level W/C, pedestal wash hand basin, shower cubicle with electric shower, built in cupboard, radiator, spotlights, tiled floor and walls, part frosted window to rear aspect.

OUTSIDE
Paved seating area, outhouse which houses 'Worcester' boiler, laid to lawn with mature flower borders with plants, shrubs, bushes, water tap, gate to front aspect.

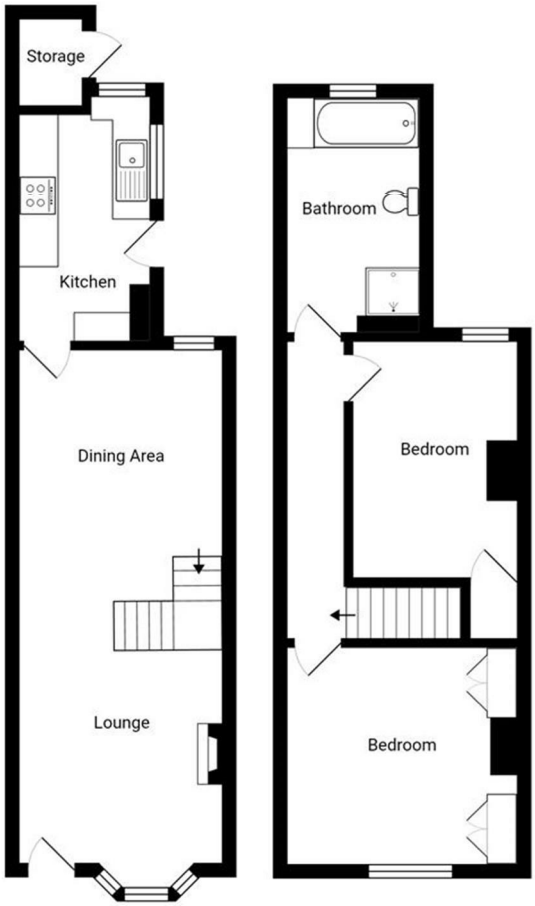
To the front of the property is a low maintenance front forecourt

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

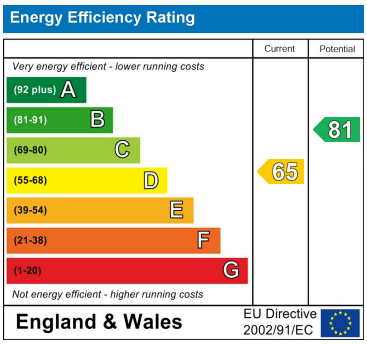
GENERAL REMARKS
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers 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.

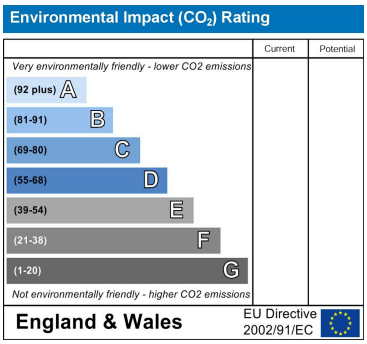
MORTGAGES
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.
VIEWING TIMES
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5pm
Saturday 9am - 4pm

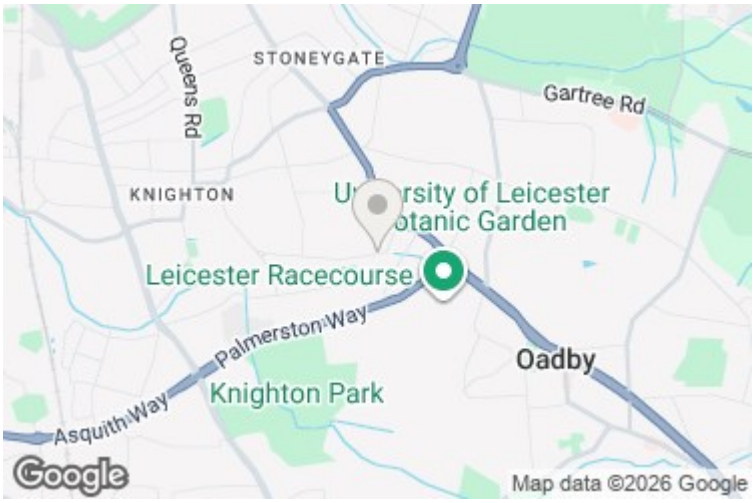
AML DISCLAIMER
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any 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



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.



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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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