SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

Asking Price £320,000

Southernhay Avenue, Knighton, Leicester, LE2 3TU

- Modern Townhouse with Garage
- Arranged Over Three Floors
- Guest W/C
- Bathroom
- Freehold
- Three Bedrooms
- Lounge
- En-suite Shower Room
- Breakfast Kitchen
- EPC Rating C Council Tax Band D

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

A modern THREE BEDROOM townhouse arranged over three floors offering flexible family living in KNIGHTON.

The ground floor briefly comprises a reception room, guest cloakroom, and breakfast kitchen.

The first floor has a lounge and bedroom.

On the second floor is the principal bedroom with en-suite shower room, a further bedroom and a bathroom.

The property benefits from a rear garden and a garage located to the rear of the home.

Great location close to local schools places of worship, Leicester City Centre and Train station.

ENTRANCE HALL
Double glazed front door, fuse box built in under stairs cupboard, radiator, staircase rising to first floor.

RECEPTION ONE / CURRENTLY USED AS A BEDROOM
10'1" x 7'11" (3.09 x 2.42)
Radiator, double glazed window to front aspect.

BREAKFAST KITCHEN
14'5" x 9'11" (4.41 x 3.04)
Fitted units with work tops and tiled splashbacks, four ring gas hob, oven, extractor, sink with drainer, plumbing for washing machine and dishwasher, cupboard housing 'Worcester' boiler, space for fridge freezer, tiled floor, radiator, spot lights, double glazed window to rear aspect and pair of double glazed patio doors to rear leading out into the garden.

OTHER ASPECT

FIRST FLOOR LANDING
Built in under stair cupboard, radiator.

GUEST CLOAKROOM
7'1" x 3'2" (2.18 x 0.97)
Wash hand basin, low level W/C, radiator.

LOUNGE
13'6" x 14'6" max reducing to 11'5" (4.14 x 4.44 max reducing to 3.50)
Spot lights, radiator, pair of double glazed doors to front with Juliet balcony, and double glazed window to front aspect.

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OTHER ASPECT

BEDROOM 2
11'1" x 8'5" (3.4 x 2.59)
Radiator, double glazed window to rear aspect

SECOND FLOOR LANDING
Built in cupboard, radiator, double glazed window to side aspect.

BEDROOM ONE
14'11" x 8'4" (4.56 x 2.55)
Fitted wardrobe, spot lights radiator, double glazed window to front aspect.

EN-SUITE SHOWER ROOM
5'11" x 5'9" (1.82 x 1.76)
Shower cubicle with mains shower, pedestal wash hand basin, low level W/C, part tiled walls, radiator, spot lights, frosted double glazed window to front aspect.

BEDROOM THREE
8'9" x 8'5" (2.69 x 2.58)
Access to loft, radiator, double glazed window to rear aspect.

OUTSIDE
Tiered garden, paved seating area, laid to lawn, water tap, gate to side.

To the front of the property is a paved walkway and a hedge.

BATHROOM
8'11" x 5'10" (2.73 x 1.80)
Bath with mains shower, low level W/C, pedestal wash hand basin, extractor, part tiled walls, radiator.

GARAGE
16'4" x 7'8" (4.99 x 2.35)
Located at the rear of the property and accessed either by the garden or communal driveway to the side of the property.

Up and over door, power, door to side 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

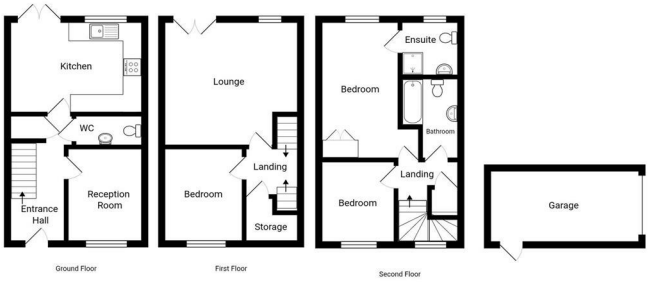
GENERAL REMARKS

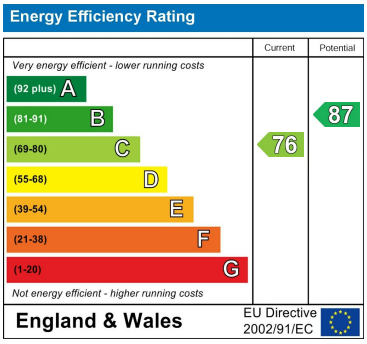
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents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

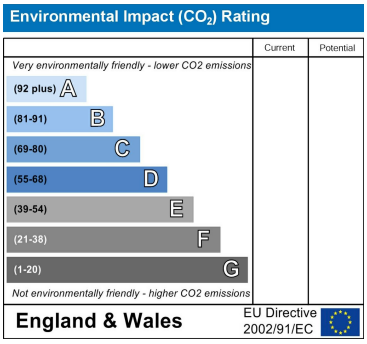
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.
VIEWING TIMES
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5pm
Saturday 9am - 4pm

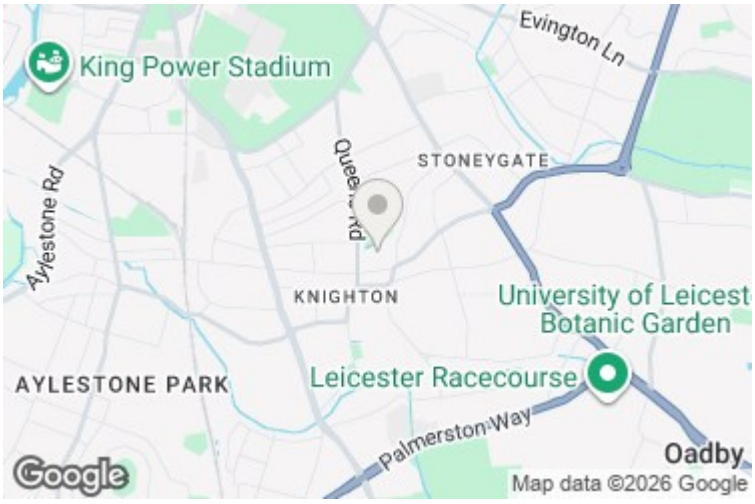
AML DISCLAIMER

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





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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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