SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









Asking Price £180,000

South Knighton Road, Leicester, LE2 3LR

- End Terrace Cottage
- Lounge
- Bathroom
- No Upper Chain
- EPC Rating E Council Tax Band A
- One Double Bedroom
- Breakfast Kitchen
- Double Glazed / Gas Central Heating
- Front and Rear Courtyard Gardens
- Freehold Conservation Area



A charming VICTORIAN END TERRACE COTTAGE in SOUTH KNIGHTON.

This spacious ONE BEDROOM freehold home briefly comprises lounge, BREAKFAST KITCHEN, to the ground floor.

On the first floor is a DOUBLE BEDROOM and bathroom.

The property benefits from delightful FRONT AND REAR COURTYARD GARDENS, and is offered for sale with NO UPPER CHAIN.

A hidden gem located close to Leicester City Centre and Train Station, Leicester University and Royal Infirmary.



APPROACH
The property is tucked away behind South Knighton Road and is accessed via a pedestrianised walkway to the front.



LOUNGE
11'4" x 9'10" (3.47 x 3.01)
Double glazed front door, coving, Fireplace with tiled inset and wooden surround, meter cupboard, radiator, double glazed window to front aspect.

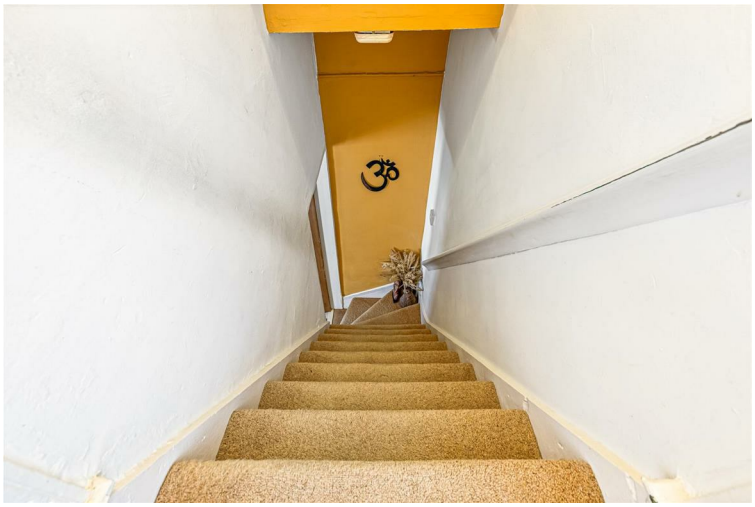


BREAKFAST KITCHEN
9'10" x 8'4" (3.01 x 2.56)
Fitted units with worktops, 'Worcester' boiler, sink with drainer, plumbing for washing machine, four ring gas hob oven and extractor, space for fridge freezer, radiator, tiled floor, under stairs cupboard, double glazed window and door to rear aspect.





BEDROOM
11'5" x 9'10" (3.49 x 3.01)
Built in cupboard, radiator, double glazed window to front aspect.



LANDING
Access to loft



BATHROOM
9'11" max x 8'5" (3.03 max x 2.58)
Bath with electric shower, low level W/C, pedestal wash hand basin, b-day, radiator, part tiled walls, built in cupboard with radiator, double glazed part frosted window to rear aspect.







OUTSIDE

Delightful block paved Courtyard Garden with raised flower border with tree and shrubs, brick outhouse to the rear for storage, gate to side (access is via gardens of adjacent properties.).

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

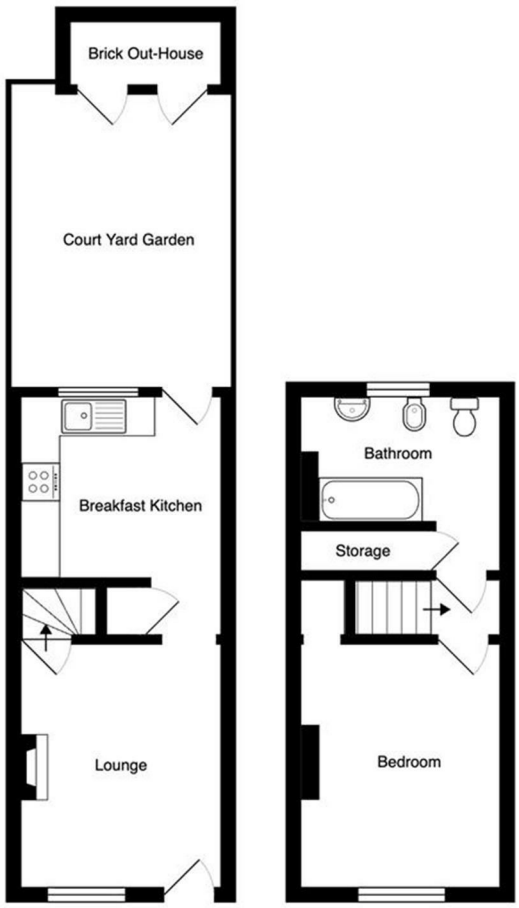
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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

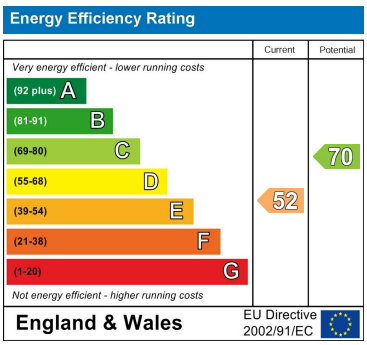
A £50 fee (incl. vat) covers required data and any manual checks.

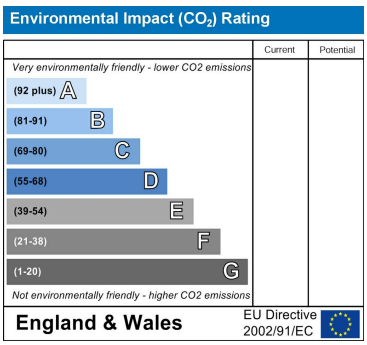
This must be paid before we can issue a memorandum of sale.

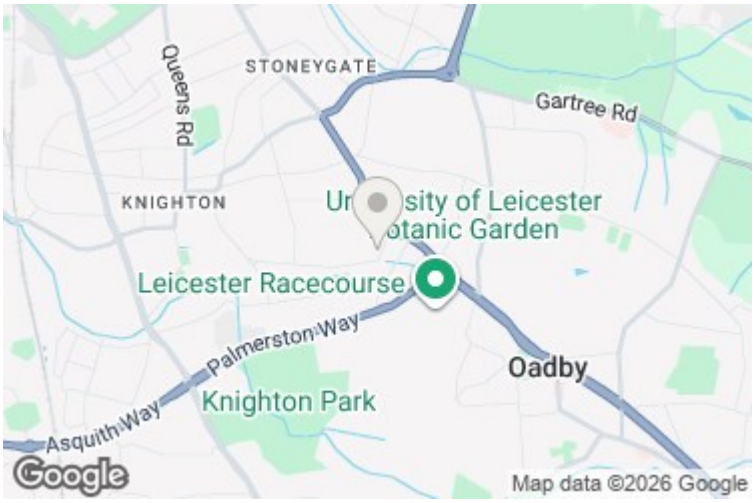
The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



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.






STONEYGATE
Queens Rd
Gartree Rd
KNIGHTON
Leicester Racecourse
Palmerston Way
Oadby
Knighton Park
Asquith Way
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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



barkers1985.co.uk

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