



Asking Price £285,000

Wigston Lane, Aylestone, Leicester, LE2 8TJ

- Detached Family Home
- Through Lounge
- Downstairs W/C
- Awaiting EPC Council Tax Band D
- No Upper Chain / Garage
- Three Double Bedrooms
- Breakfast Kitchen
- Large Garden
- Requires Refurbishment
- Freehold



A great opportunity to purchase this DETACHED family home needing REBURBISHMENT in AYLESTONE.

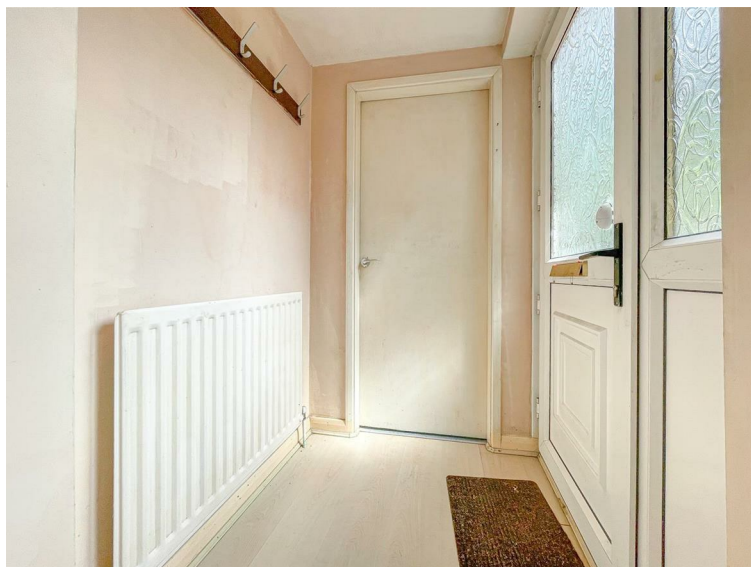
The house benefits from having THREE DOUBLE BEDROOMS and a LARGE REAR GARDEN.

Briefly comprising an entrance hall, downstairs W/C, lounge, and breakfast kitchen to the ground floor.

On the first floor are three bedrooms and a shower room.

There is a block paved driveway to the front of the property with access to the GARAGE.

Sold with NO UPPER CHAIN and in a POPULAR LOCATION.



ENTRANCE HALL

Double glazed front door and window to side aspect, radiator.

DOWNSTAIRS W/C

4'4" x 3'6" (1.34 x 1.08)

Low level W/C, wash hand basin, radiator, double glazed frosted window to side aspect.



THROUGH LOUNGE

24'5" x 12'2" (7.46 x 3.72)

Open plan staircase rising to first floor, two wall mounted air conditioning units, electric fireplace, two radiators, double glazed window to front aspect and double glazed sliding patio doors to the rear opening onto garden.



OTHER ASPECT



BREAKFAST KITCHEN
18'8" to bay x 7'11" (5.70 to bay x 2.42)

Fitted units with worktop, sink with drainer, plumbing for washing machine, gas point, space for fridge freezer, radiator, part tiled walls, double glazed box bay window to rear aspect, double glazed door to side aspect.



OTHER ASPECT



LANDING

Built in cupboards.



BEDROOM ONE
13'7" x 9'0" (4.16 x 2.75)

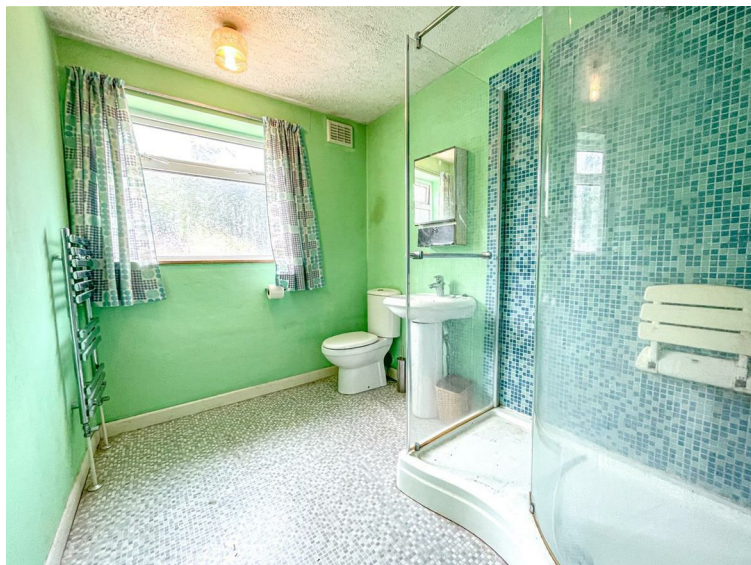
Fitted wardrobes, radiator, double glazed window to rear aspect.



BEDROOM TWO

15'4" x 8'11" (4.69 x 2.73)

Radiator, double glazed window to front aspect.



SHOWER ROOM

9'0" x 6'8" (2.76 x 2.05)

Pedestal wash hand basin, low level W/C, walk in shower cubicle with mains shower, heated towel rail, access to loft, frosted double glazed window to rear aspect.



BEDROOM THREE

11'10" x 8'0" (3.61 x 2.46)

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



OUTSIDE

Large tiered rear garden with steps ascending, paved seating area, and lawned areas, shed, greenhouse, water tap, gate to front aspect.

To the front of the house is a block paved driveway with access to the garage.



GARAGE
17'5" x 7'4" (5.32 x 2.26)

Electric shutter door to front, gas meter, fuse box, boiler.



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.

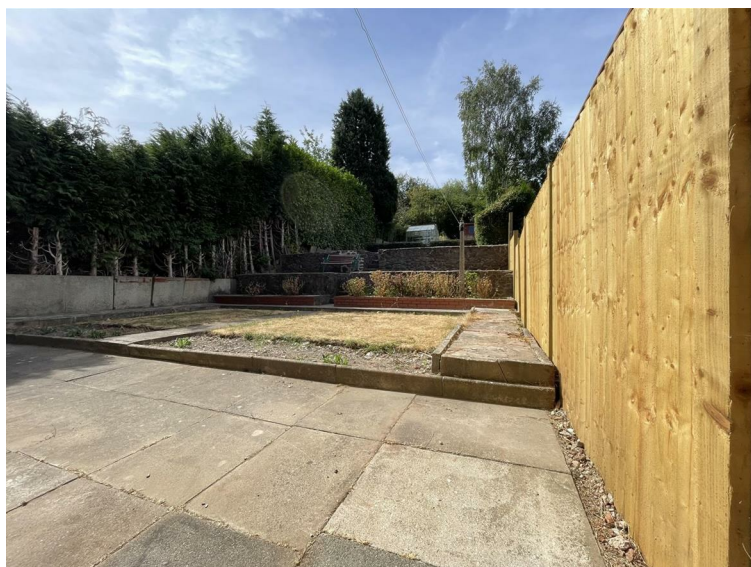
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,



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

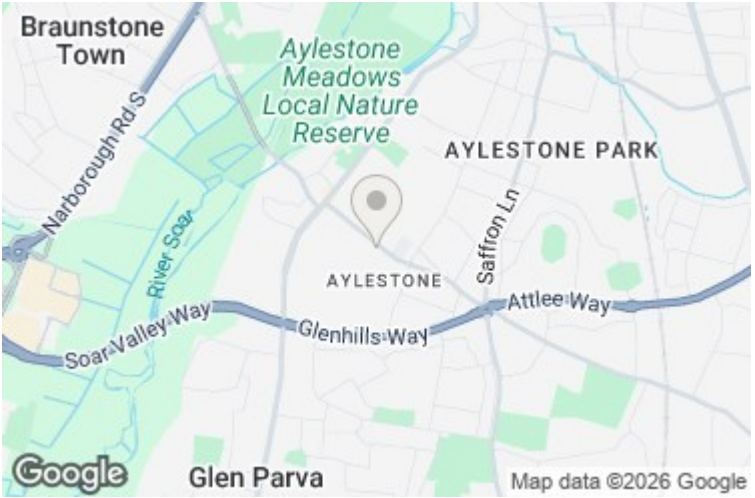


AML DISCLAIMER

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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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

