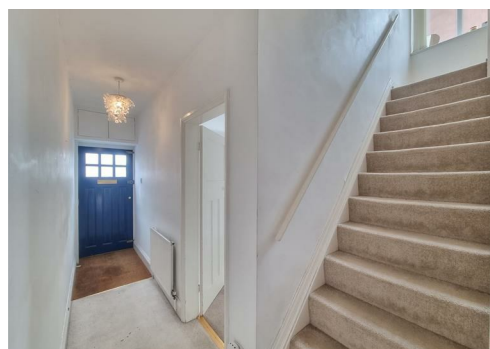




Offers Over £200,000

Hobson Road, Off Abbey Lane, Leicester, LE4 2AQ

- Semi Detached Property
- Two Reception Rooms
- Two Double Bedrooms
- Front & Rear Gardens
- Freehold / EPC D / Council Tax B
- Entrance Hall
- Fitted Kitchen
- Bathroom
- Early Viewing Advised
- No Upward Chain



We are pleased to offer a TWO BEDROOM SEMI DETACHED property . Superbly situated in the ABBEY LANE area of the city, being well served for renowned local schooling, Abbey Park, the Space Centre, City Centre and an array of everyday amenities are available locally. Internally comprising entrance hall, two reception rooms, fitted kitchen, two double bedrooms, bathroom, front and rear gardens.

Would suit a FIRST TIME BUYER or INVESTOR

Offered with No Upward Chain. Call Barkers on 0116 2709394 to arrange a viewing.



ENTRANCE HALL

Accessed via wooden front door, thermostat and radiator:



FRONT RECEPTION ROOM

13'6" into bay x 10'2" (4.13 into bay x 3.10)

Radiator, dado rail, double glazed bay window to front aspect and window to side aspect:



REAR RECEPTION ROOM

11'4" x 13'5" (3.47 x 4.09)

Radiator, dado rail, under stairs storage, french doors leading to rear garden:



KITCHEN
10'0" x 6'2" (3.06 x 1.89)

Fitted kitchen with integrated units with worktops over, ceramic sink/drain, integrated fridge/freezer, tiled floor and splash backs. Integrated oven with gas hob and extractor fan over. Wall mounted gas boiler. Door to rear garden and double glazed window to side aspect:



BEDROOM ONE
11'5" x 13'4" (3.49 x 4.08)

Feature fireplace with wooden surround, radiator and double glazed window to front elevation:



LANDING

Loft access and double glazed window to side elevation:



BEDROOM TWO
9'3" x 8'1" (2.83 x 2.48)

Radiator and double glazed window to rear elevation:



BATHROOM

9'3" x 4'10" (2.82 x 1.49)

Bath with mixer shower over, w/c, pedestal sink, radiator and double glazed window to rear elevation:



GARDEN

To the Rear is a decked area leading to lawn with established borders and handy side access. There is also low maintenance front garden:

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

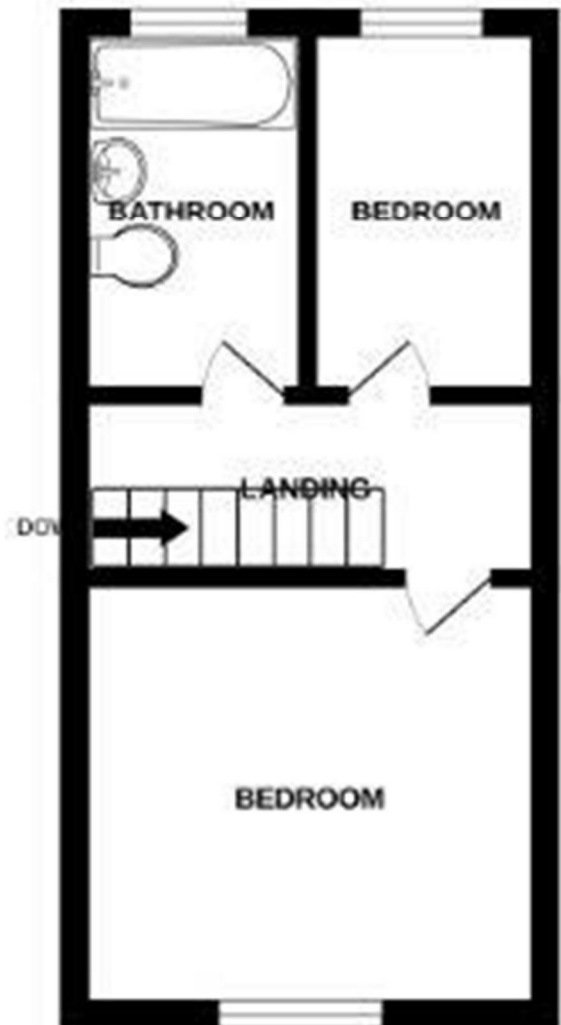
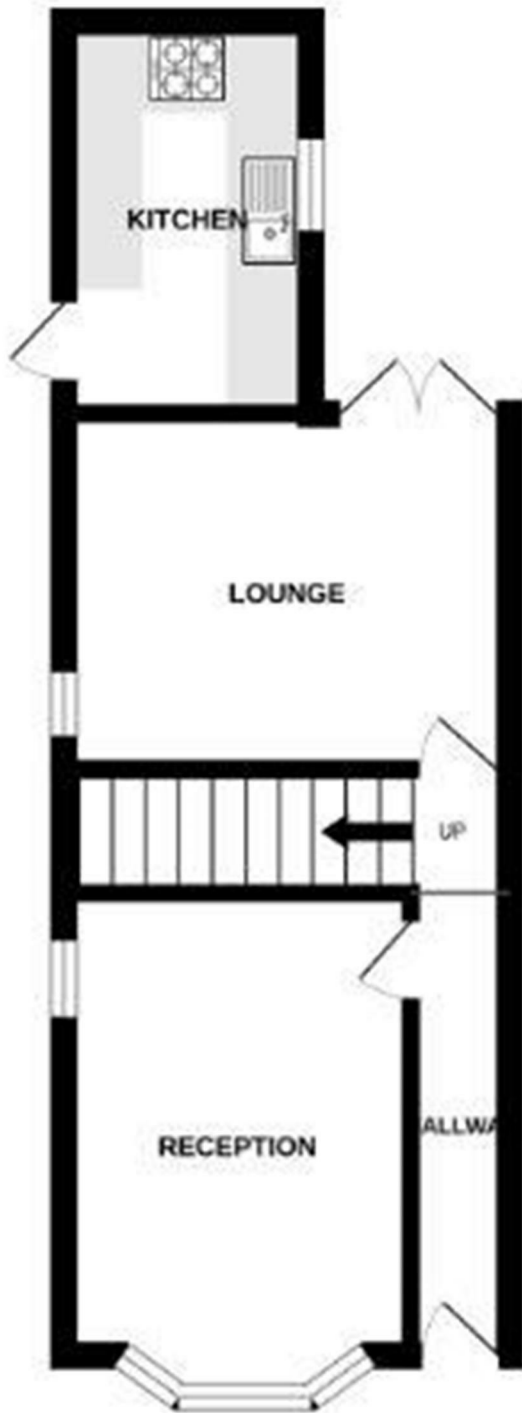
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

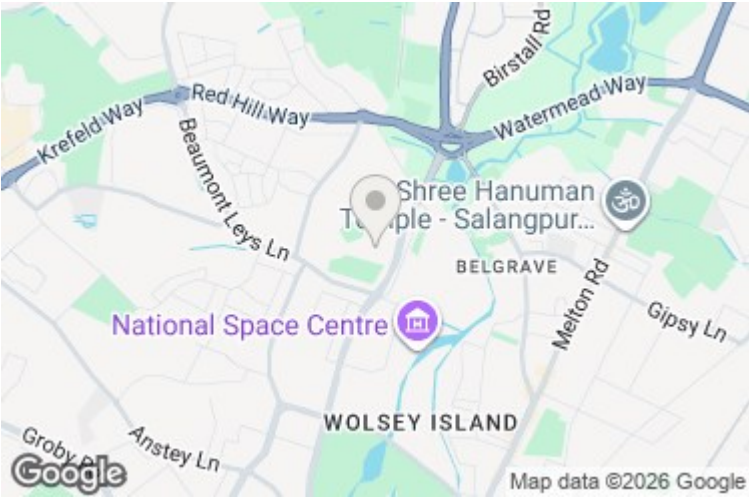
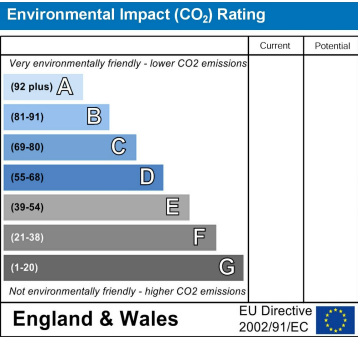
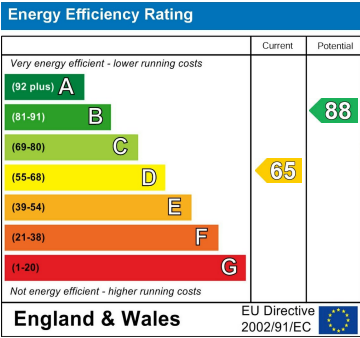
These checks are carried out on our behalf of Moverly, our approved AML provider.

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





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

