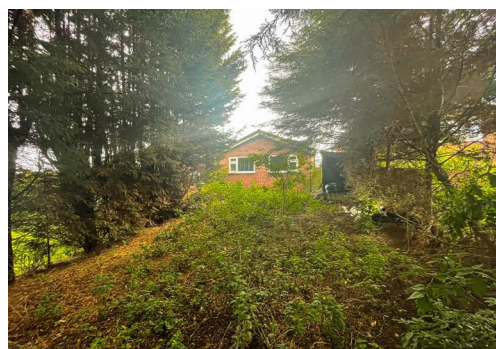




Asking Price £200,000

Hatherleigh Road, Leicester, LE5 5NR

- Detached Bungalow
- Lounge
- Bathroom
- Driveway
- EPC Rating E
- Two Double Bedrooms
- Kitchen
- Garden
- Council Tax Band C
- Freehold



Offered for sale is this TWO DOUBLE BEDROOM DETACHED BUNGALOW located in EVINGTON.

The property briefly comprises an entrance hall, lounge, kitchen, inner hallway, two bedrooms and a bathroom.

There is a good sized rear garden and a DRIVEWAY to the front of the property.

Transport links into Leicester City Centre, and General Hospital.

ENTRANCE HALL

7'3" x 3'4" (2.21 x 1.02)

Double glazed front door, built in cupboard housing boiler and fuse box.



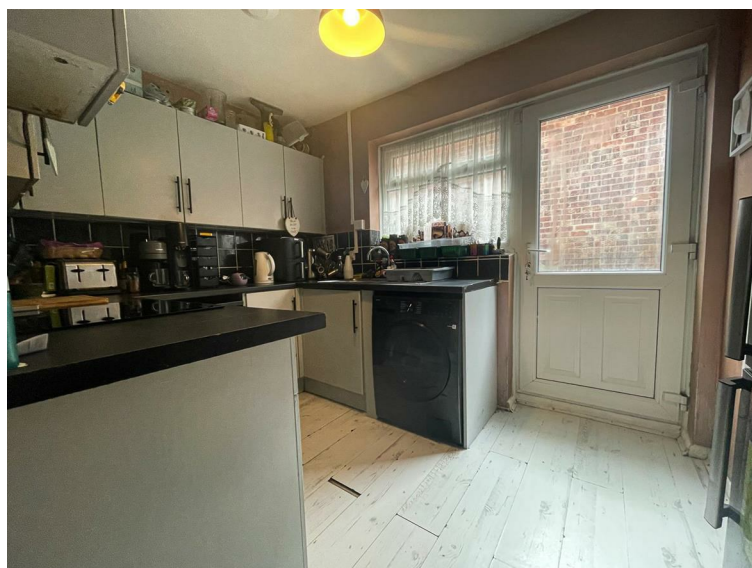
LOUNGE

20'4" x 10'3" (6.21 x 3.13)

Infra-red heater on ceiling, double glazed window to front aspect.



OTHER ASPECT



KITCHEN

9'10" x 8'0" (3.01 x 2.46)

Fitted units with worktops and tiled splash backs, sink with drainer, plumbing for dishwasher and washing machine, electric hob and oven, space for fridge freezer, built in pantry housing gas meter, double glazed window and door to side aspect.



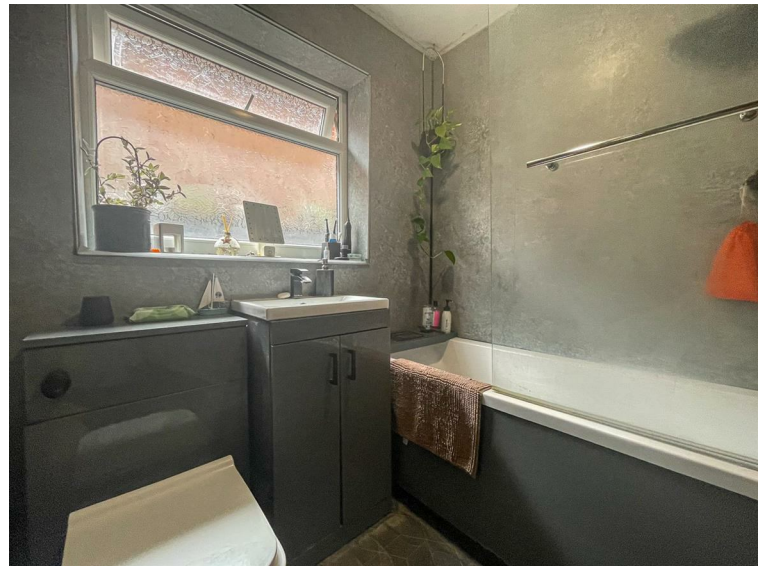
INNER HALLWAY
6'4" x 3'2" (1.94 x 0.98)
Access to loft, built in cupboard.



BEDROOM TWO
9'10" x 8'11" (3.00 x 2.74)
Tiled floor, double glazed window to rear aspect.



BEDROOM ONE
13'7" x 8'11" (4.16 x 2.74)
Infra-red heater to ceiling, double glazed window to rear aspect.



BATHROOM
6'5" x 5'5" (1.97 x 1.66)
Vanity unit, low level W/C, bath with mains shower, frosted double glazed window to side aspect.

OUTSIDE
Fair size rear garden, double gate to front aspect leading onto front drive.



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

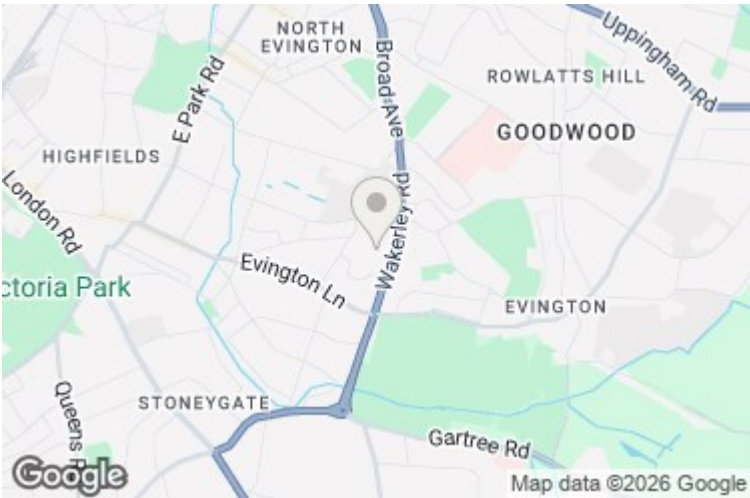
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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



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			
		81	
		52	
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	

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

