



Asking Price £535,000

Guilford Road, Stoneygate, Leicester, LE2 2RD

- Edwardian Character Semi Detached Home
- Two Reception Rooms
- Fitted Kitchen
- Shower Room
- EPC Rating D Council Tax Band D
- Five Bedrooms
- Dining Area
- Downstairs W/C
- Delightful Rear Garden
- Freehold



A great opportunity to purchase this well maintained and beautifully presented Edwardian FIVE BEDROOM semi detached home arranged over three floors in STONEYGATE which has been in the same ownership for over 20 years.

The house is a beautiful example of an architecture building of the period and hence the home boasts high ceilings, a wealth of period features, and spacious rooms.

The accommodation briefly comprises of an entrance hall, two reception rooms, dining kitchen, and downstairs W/C on the ground floor.

On the first floor there are four bedrooms and a shower room.

The second floor consists of a further double bedroom and walk in cupboard.

To the rear is a beautiful well established garden with seating areas and a whole host of plants and shrubs.

Situated in the highly sought after suburb of Stoneygate, close to the City Centre, and within walking distance to Allandale Road/Francis Street and Queens Road shopping parades which offer a wide variety of independent shops and boutiques. With a good selection of independent and state schooling in the area and the University of Leicester and Leicester Royal Infirmary only a short drive away there is also easy access to Leicester mainline train station and City Centre.

Viewing is RECOMMENDED -CALL BARKERS NOW ON 0116 2709394



RECEPTION ONE

16'0" x 13'0" (4.89 x 3.98)

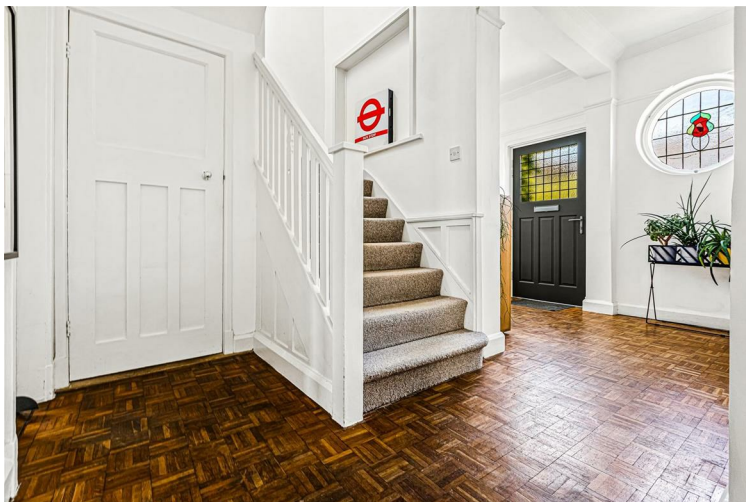
Open fireplace with tiled inset and wooden surround, picture rail, coving, radiator, wooden shelves, double glazed bay window to front aspect.



RECEPTION TWO

15'7" x 13'10" (4.76 x 4.24)

Log burner, coving, picture rail, wooden flooring, radiator, windows to rear aspect and door to rear elevation leading out onto the seating area in the garden.



ENTRANCE HALL

L shaped entrance hall with double glazed front door, coving, picture rail, stained glass patterned circular window to front aspect, parquet flooring, staircase rising to first floor, radiator.



DINING AREA
10'5" x 10'0" (3.19 x 3.05)

Tiled floor, spot lights, radiator, double glazed window to side aspect.



FIRST FLOOR LANDING

Radiator, window to side aspect.



KITCHEN
15'9" x 10'0" (4.82 x 3.05)

Fitted units and worktops with tiled splashbacks, sink with drainer, integrated washing machine and 'Neff' dishwasher, 'Bosch' four ring gas hob with extractor and oven, space for fridge freezer, tiled floor, spot lights, radiator, window to rear aspect, double glazed window to side aspect and door to side aspect.

DOWNSTAIRS W/C

Wash hand basin, low level W/C, alarm panel, tiled floor, built in under stairs cupboard, circular window to side aspect.



BEDROOM ONE
16'0" x 13'2" (4.89 x 4.02)

Cast iron fireplace with tiled inset and wooden surround, picture rail, radiator, double glazed window to front aspect.



BEDROOM TWO
13'10" x 13'0" (4.23 x 3.98)

Cast iron fireplace with wooden surround, picture rail, radiator, double glazed window to rear aspect.



BEDROOM FOUR
10'8" x 7'6" (3.27 x 2.30)

Radiator, window to side aspect.



BEDROOM THREE
10'9" x 10'0" (3.29 x 3.06)

Cast iron fireplace, picture rail, radiator, double glazed window to rear aspect.



SHOWER ROOM
11'4" x 6'0" (3.46 x 1.85)

Double shower cubicle with mains shower, low level W/C, wall mounted wash hand basin, heated towel rail, spot lights, part tiled walls, tiled floor, two windows to side aspect.

SECOND FLOOR



BEDROOM FIVE
16'7" x 14'10" (5.07 x 4.53)

Two built in eaves storage cupboards, fitted wardrobe, built in cupboard, radiator, double glazed window to rear aspect. walk in cupboard housing 'Worcester' boiler, Mega flo tank and storage.

OUTSIDE

Delightful and well maintained garden to the rear of the property with a paved seating area, steps down into the garden which is laid to lawn with well established flower borders all the way round housing mature plants, shrubs, trees and flowers, decking area, power, water tap, metal gate to front aspect.

To the front of the house it is blocked paved with shaped flower borders with mature bushes.



OTHER 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



Total Area: 190.5 sqm / 2063 sqft
 All measurements and dimensions are approximate and may not be shown to scale. This floorplan is for display purposes only and is not intended to be used for any other purpose. The actual layout may vary slightly from the floorplan shown.

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	

AML DISCLAIMER

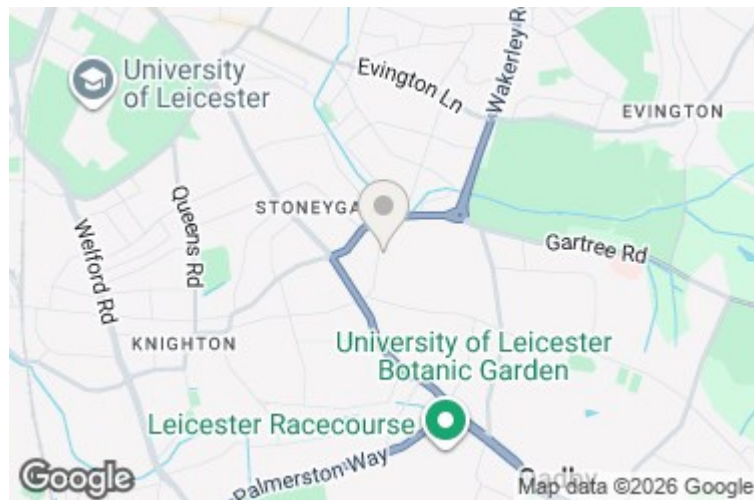
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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

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THINKING OF SELLING?

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- 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

