SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









Guide Price £180,000 - £200,000

Knighton Fields Road East, Knighton Fields, Leicester, LE2 6DP

- Bay Fronted Terrace
- Two Double Bedrooms
- Utility Room
- Courtyard Garden
- No Upper Chain
- Two Reception Rooms
- Kitchen
- Bathroom
- EPC Rating C Council Tax Band A
- Freehold



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79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

Guide Price £180,000 - £200,000

An extended BAY FRONTED terraced home located in KNIGHTON FIELDS.

The house briefly comprises TWO RECEPTION rooms, kitchen and UTILITY ROOM on the ground floor.

On the first floor there are TWO DOUBLE BEDROOMS and a bathroom.

Well served for Leicester University, City Centre and the ever popular Queens Road with its great selection of boutique shops and restaurants.

Courtyard rear garden with the benefit of a front garden as well.

The property is being sold with no upper chain.



RECEPTION ONE
13'5" to bay x 11'3" (4.10 to bay x 3.44)
Front door, coving, meter cupboard, radiator, double glazed bay window to front elevation.

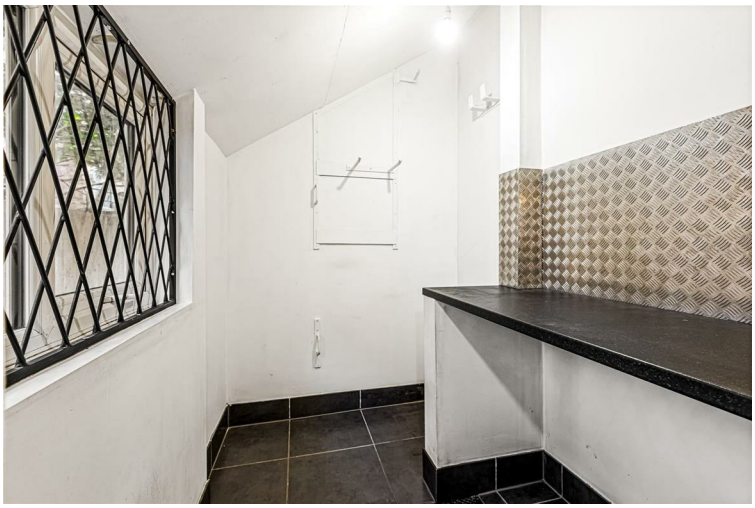


RECEPTION TWO
11'9" x 11'3" (3.60 x 3.44)
Stylish open stairs with glass balustrade, under stairs cupboard, radiator.



KITCHEN
12'8" x 6'0" (3.87 x 1.83)
Fitted units with worktops and tiled splashbacks, four ring gas hob, oven and extractor, sink with drainer, plumbing for washing machine, tiled floor, radiator, two double glazed windows to side aspects.

INNER HALLWAY
Tiled floor, door to side aspect leading into courtyard garden.



UTILITY ROOM
7'2" x 5'7" (2.19 x 1.71)
Water tap, tiled floor, space for fridge freezer, double glazed window to side aspect.

FIRST FLOOR LANDING
Loft access, radiator.



BEDROOM ONE
11'10" x 11'3" (3.62 x 3.43)
Radiator, double glazed window to front aspect.



BEDROOM TWO
11'9" x 8'0" (3.60 x 2.46)
Built in cupboard, radiator, double glazed window to rear aspect.



BATHROOM
12'7" x 5'11" (3.86 x 1.82)
Bath with mains shower, low level W/C, pedestal wash hand basin, built in cupboard housing boiler, heated towel rail, radiator, part tiled walls, frosted double glazed window to rear aspect.

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OUTSIDE

Courtyard garden, paved seating area, and rear gated entry. There is a front paved forecourt with low level boundary wall.



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.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

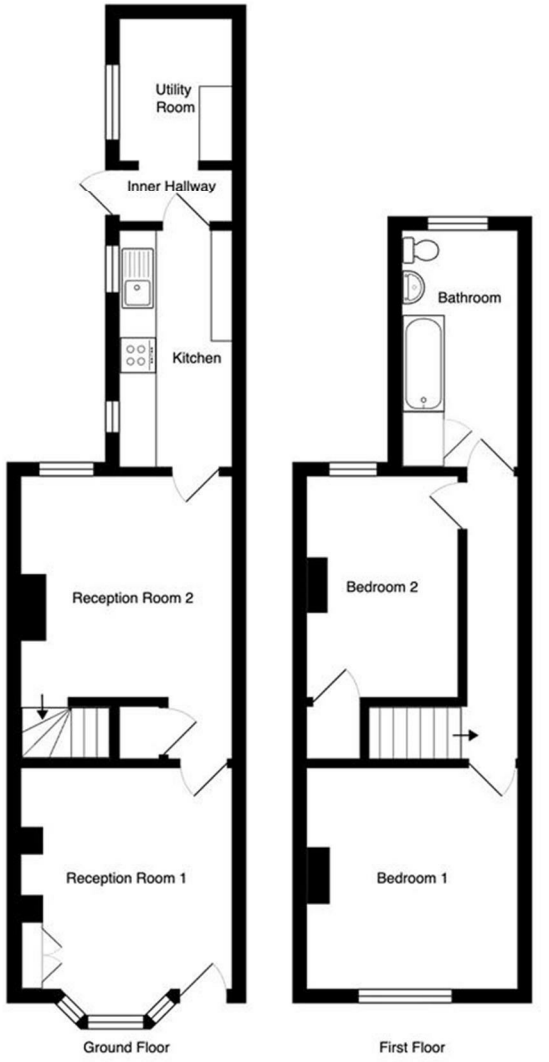
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

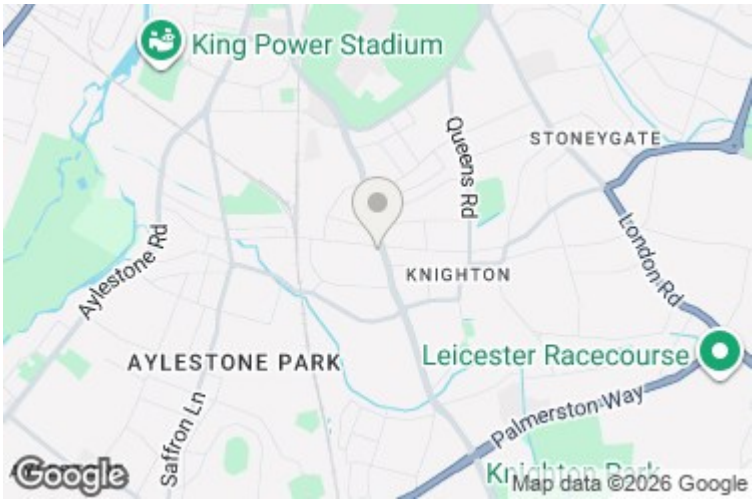
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5.30pm,
Saturday 9am - 4pm,

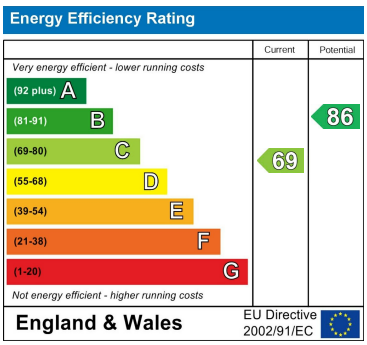
AML DISCLAIMER

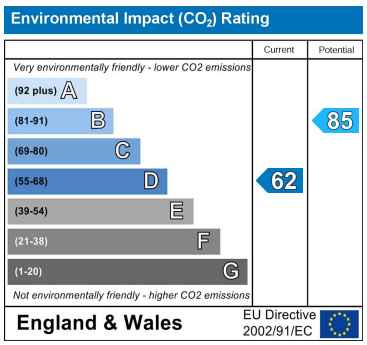
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
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.







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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

