

£145,000

Cheviot Road, Aylestone, Leicester, LE2 6RG

- End Townhouse in Aylestone
- Spacious Lounge/diner
- Two Double Bedrooms
- Off Road Parking
- GCH, DG & EPC
- Investment - Currently Let For £575pcm
- Fitted Kitchen
- Bathroom Suite
- Front & Rear Gardens
- No Upward Chain



INVESTMENT OPPORTUNITY! On offer an **END TOWNHOUSE** situated in the popular city suburb of Aylestone, being well served for renowned local schooling, Leicester University, the City Centre and an array of everyday local amenities on Saffron Lane. Conveniently located for local shops & schools. Having many desirable features the property comprises of lounge / diner, modern kitchen, two double bedrooms and bathroom. Good sized low maintenance rear garden. Benefiting from gas central heating, double glazing and off road parking. Currently let generating £575 per calendar month. Offered with **NO UPWARD CHAIN**. **EPC RATING D**



LOUNGE / DINER
16'6" x 12'0" (5.03 x 3.66)

Having UPVC double glazed front door, stairs leading to first floor, double glazed window to rear elevation. Under stairs storage cupboard, wood effect laminate flooring, radiator and UPVC door to rear garden.



ASPECT TWO



FITTED KITCHEN
12'0" x 8'6" (3.66 x 2.59)

Fitted with a contemporary range of shaker style base, wall & drawer units with integrated oven and hob with extractor unit over. Roll edge work surfaces with inset stainless steel sink unit & drainer, useful built in breakfast bar, half tiled walls, double glazed windows to front and rear elevations.



ASPECT TWO

FIRST FLOOR LANDING

With central heating radiator, single power point, access to loft space and double glazed window to front elevation.



BEDROOM ONE
12'0" x 10'4" (3.66 x 3.15)

Having built in double wardrobe housing wall mounted combination boiler, central heating radiator, wood effect laminate flooring and double glazed windows to front & rear elevations.



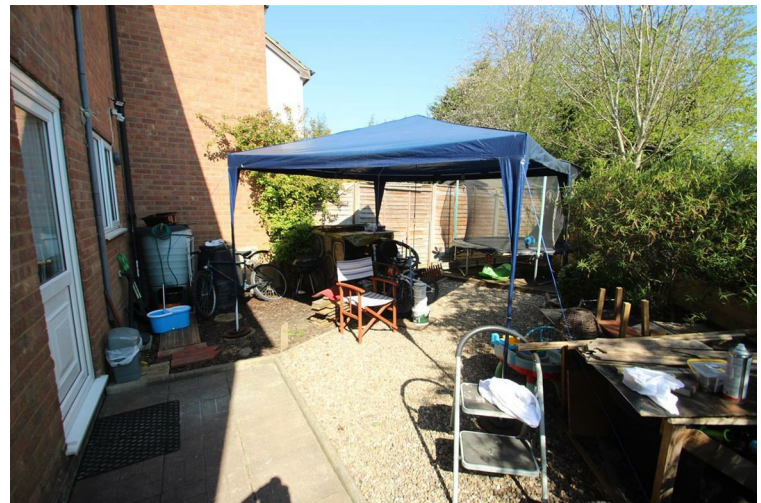
BATHROOM
6'6" x 5'6" (1.98 x 1.68)

Fitted with a contemporary white three piece suite comprising: low level w.c., wall mounted corner wash hand basin & double ended panelled bath. Decorative majority tiled walls & floor. Chrome heated towel radiator & obscure double glazed window to rear.



BEDROOM TWO
12'0" x 7'6" (3.66 x 2.29)

Having double glazed window to front elevation, central heating radiator and wood effect laminate flooring.



OUTSIDE

To the front of the property there is a good sized lawned garden with ample off road parking to side. To the rear is a pretty low maintenance garden with established side borders, decked patio area & timber fence boundaries.

FREE VALUATION

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.

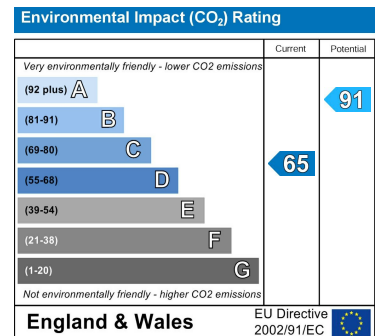
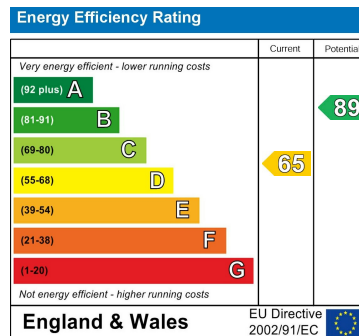
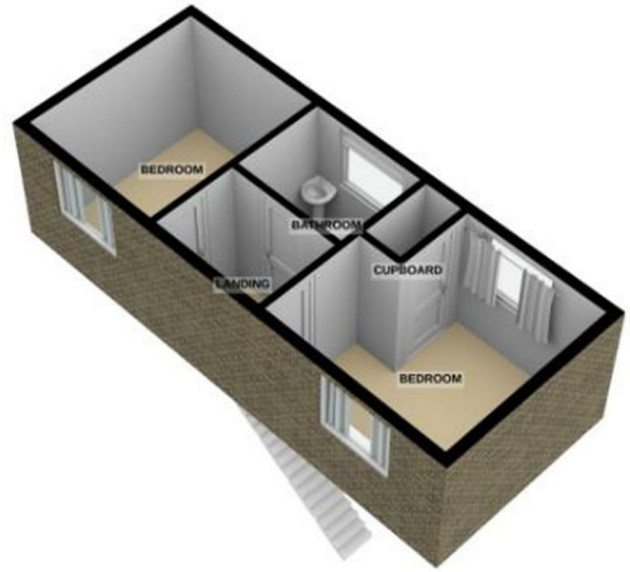
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm



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

