



**£145,000**

**Batten Street, Aylestone, Leicester, LE2 7PA**

- Period Terraced Property
- Modern Fitted Kitchen
- Bathroom Suite & Shower
- Off Road Parking
- Ideal FTB or B2L
- Two Reception Rooms
- Two Bedrooms
- Large Rear Garden
- GCH, DG & EPC F
- No Upward Chain



A DELIGHTFULLY PRESENTED TERRACED PROPERTY situated in the popular city suburb of Aylestone, being well served for Leicester Cricket Ground, Leicester University, the city centre and an array of everyday amenities can be found locally on Aylestone Road or Queens Road, Clarendon Park. This modern & well appointed accommodation offers spacious and versatile living, providing A COMFORTABLE FAMILY HOME or INVESTMENT OPPORTUNITY and benefits from FULL REDECORATION with NEW CARPETS. The property briefly comprises, shared entrance hall, two reception rooms, streamlined fitted kitchen, two bedrooms, modern bathroom suite. With GCH, DG & EPC F, large rear garden. EARLY VIEWING RECOMMENDED. NO UPWARD CHAIN.

#### **SHARED ENTRANCE HALL**

Accessed via UPVC front door:



#### **REAR RECEPTION ROOM**

**10'5" x 12'9" (3.18 x 3.90 )**

Tiled flooring, under stair storage, radiator, thermostat double glazed window to rear aspect and stairs to first floor:



#### **FRONT RECEPTION ROOM**

**10'11" x 11'8" (3.33 x 3.58)**



#### **MODERN FITTED KITCHEN**

**5'4" x 14'8" (1.64 x 4.49)**

Fitted kitchen matching range of wooden, base, wall & drawer units with wooden style work surfaces over, incorporating a stainless steel sink unit, fitted oven and hob complete with tiled splash backs. Space is provided for a free standing fridge/freezer & plumbing provided for washing machine. Double glazed windows to side and rear aspect:

#### **LANDING**

With loft access;





**BEDROOM ONE**

**7'7" x 12'1" (2.33 x 3.69 )**

Radiator, wall mounted 'Glow worm' boiler & double glazed window to front elevation:



**BEDROOM TWO**

**10'6" x 6'6", 285'5" (3.21 x 2.87 )**

Double bedroom with radiator and double glazed window to rear elevation:



**BATHROOM**

**7'3" x 7'3" (2.22 x 2.21 )**

Fitted with a modern white three piece suite comprising, panelled bath with electric shower over, low level wc & pedestal wash hand basin, two vanity units with tiled splashback & chrome towel rail.



**REAR GARDEN**

The property boasts a large attractive rear garden:



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



GROUND FLOOR

#### **OFF ROAD PARKING**

Allocated parking situated to the rear of the property:

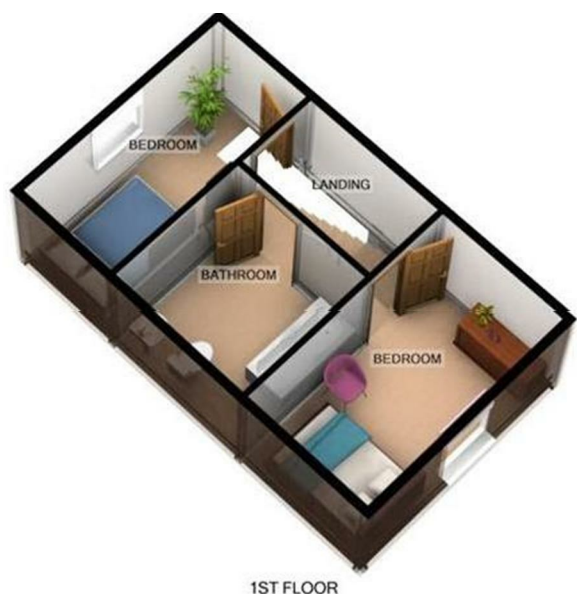
#### **FREE VALUATION**

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**

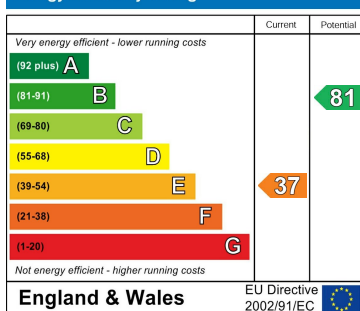
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers



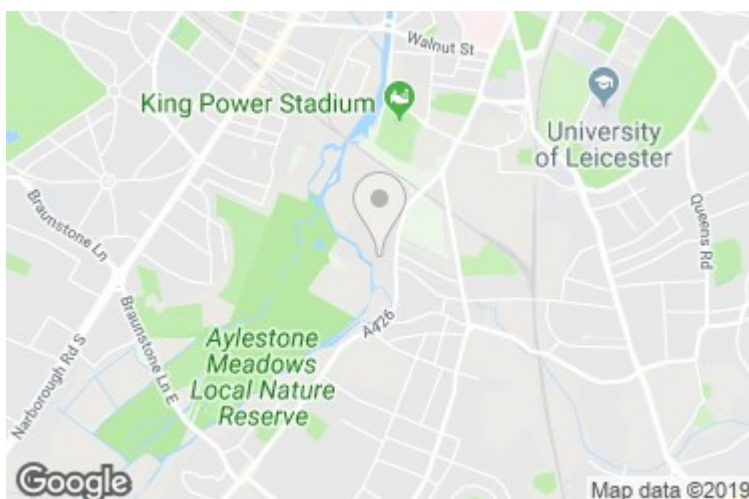
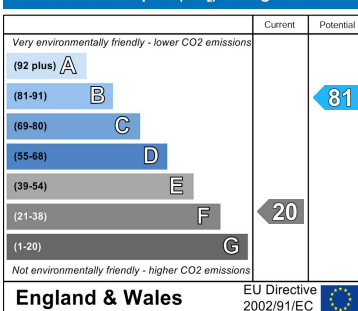


1ST FLOOR

#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



# 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

