



**£147,500**

**Vernon Road, Aylestone, Leicester, LE2 8GE**

- Period Terraced Property
- Fitted Kitchen
- Bathroom & Shower
- EPC C
- GCH & DG
- Two Reception Rooms
- Two Double Bedrooms
- Ideal Investment / FTB
- Low Maintenance Rear Garden
- Early Viewing Advised





A WELL APPOINTED TWO BED TERRACED PROPERTY, situated within the popular city suburb of Aylestone whilst being well served for Leicester County Cricket ground, Leicester University, the City Centre and an array of everyday amenities & leisure facilities can be found locally. The accommodation is delightfully presented throughout, offering versatile modern living and briefly comprises, living room, dining room, fitted kitchen with two double bedrooms & family bathroom to the first floor. Having low maintenance rear garden, GCH & DG. INTERNAL VIEWING IS HIGHLY RECOMMENDED.



**FRONT RECEPTION ROOM**  
**11'2" x 10'9" (3.41 x 3.30 )**

Accessed via composite front door, meter cupboard to recess, decorate alcove, radiator, alarm, double glazed window to front aspect:



**REAR RECEPTION ROOM**  
**12'1" x 10'9" (3.70 x 3.29 )**

Under stairs storage cupboard, room thermostat radiator, stairs to first floor & double glazed window to rear aspect:



**FITTED KITCHEN**  
**9'4" x 5'5" (2.87 x 1.66 )**

Fitted with a matching range of base, wall and drawer units, With marble effect work surfaces over, inset with stainless steel sink drainer unit & tiled splash backs. Spotlights to ceiling, electric oven and hob. Plumbing for washing machine, radiator, wall mounted 'Worcester' boiler. UPVC double glazed window to side aspect:

**FIRST FLOOR LANDING**  
Loft access:



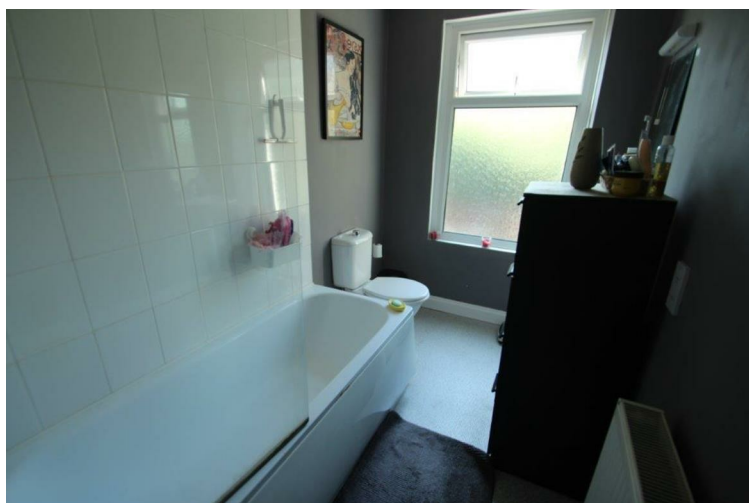
**BEDROOM ONE**  
**12'1" x 10'9" (3.70 x 3.29 )**

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



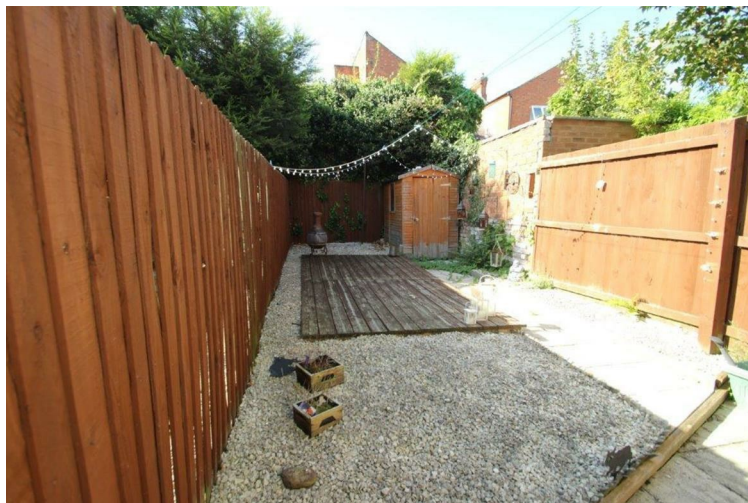
**BEDROOM TWO**  
**12'1" x 12'1" (3.69 x 3.70)**

Decorative alcove, over stairs storage, radiator & double glazed window to rear elevation:



**BATHROOM**  
**9'1" x 5'4" (2.77 x 1.65)**

A well appointed three piece suite comprising panelled bath with mixer shower attachment over, pedestal wash hand basin and low level flush WC, part tiled walls, radiator & UPVC double glazed window to the rear elevation:



**OUTSIDE**

The property boasts a low maintenance rear garden with useful shed for storage:

**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

**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





1ST FLOOR



GROUND FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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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	73	73
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	69	69
EU Directive 2002/91/EC		



# Barkers

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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

