



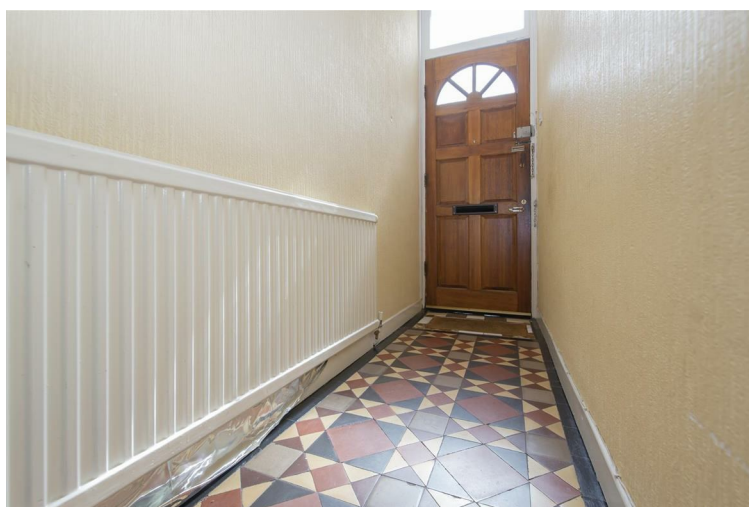
£225,000

Mill Hill Lane, Off London Road, Leicester, LE2 1AH

- Terraced Property
- Entrance Hall
- Good Sized Kitchen
- Shower / Wet Room
- GCH, PART DG & EPC D
- Close to Leicester University
- Open Plan Reception Room
- Ground Floor W/C
- Three Bedroom
- Viewing Recommended



Barkers are pleased to offer an attractive period terraced property ideally situated within a prime City Centre location & being well served for Leicester University, New Walk Business Quarter, Leicester Train Station, Victoria Park and on the 'Hospital Hopper' route. This well presented accommodation would provide an IDEAL RESIDENTIAL OPPORTUNITY OR BUY TO LET INVESTMENT and comprises entrance hall, open plan reception room, good sized fitted kitchen, ground floor w/c, THREE BEDROOMS & shower room. Benefitting from GCH, PART DG & rear courtyard garden. EPC RATING D VIEWING HIGHLY RECOMMENDED



ENTRANCE HALL

Accessed via wooden front door, minton tiled flooring and part carpeted, 'Hive' heating control, radiator, ceiling coving and stairs to first floor:



OPEN PLAN RECEPTION ROOM

Ceiling coving, radiator, gas fire and surround (currently not in use) Bay window to front aspect and double glazed window overlooking rear garden:



ASPECT TWO



KITCHEN

17'8" x 8'5" (5.41 x 2.57)

A variety of wooden units with worktops over, inset sink/drain, gas cooker, space provided for fridge/freezer and washing machine. Wall mounted gas boiler. Two double glazed windows to side aspect:

OUTER LOBBY

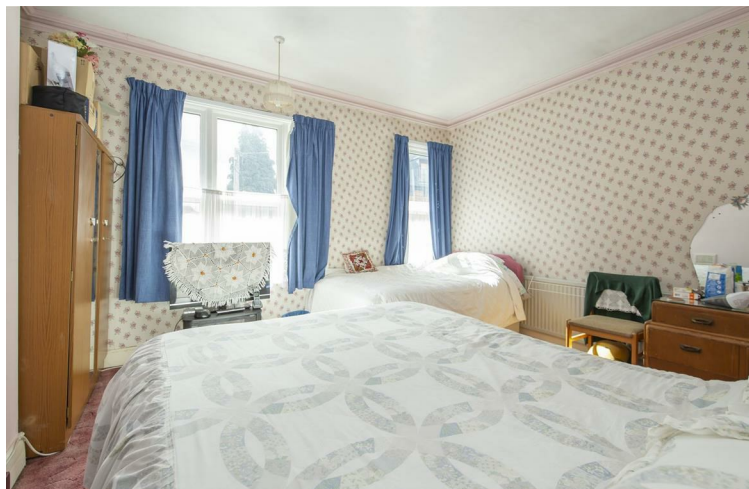
UPVC door to rear garden:

GROUND FLOOR W/C

Fully tiled walls, extractor fan, low level w/c and wash hand basin:

FIRST FLOOR LANDING

Original storage cupboard:



BEDROOM ONE

14'1" x 12'5" (4.31 x 3.81)

Ceiling coving, radiator and two double glazed windows to front elevation:



BEDROOM THREE

11'8" x 5'6" (3.56 x 1.68)

Ceiling coving, radiator and double glazed window to side elevation:



BEDROOM TWO

12'2" x 7'2" (3.73 x 2.19)

Radiator, fitted wardrobes and double glazed window to rear elevation:



SHOWER / WET ROOM

8'5" x 5'6" (2.57 x 1.68)

Fully tiled walls, low level w/c, wash hand basin, radiator, walk in shower enclosure with electric shower and extractor, airing cupboard housing hot water tank, double glazed window to side elevation:



OUTSIDE

The property boasts a good sized courtyard garden. On street parking is available via permit from Leicester City Council.

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.

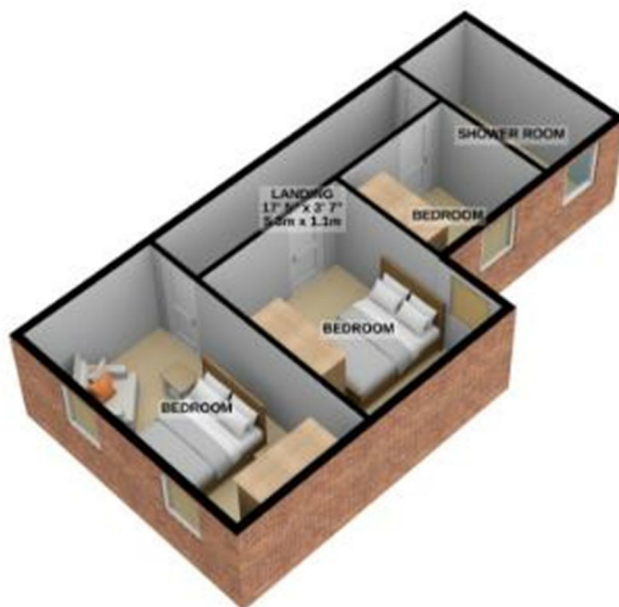
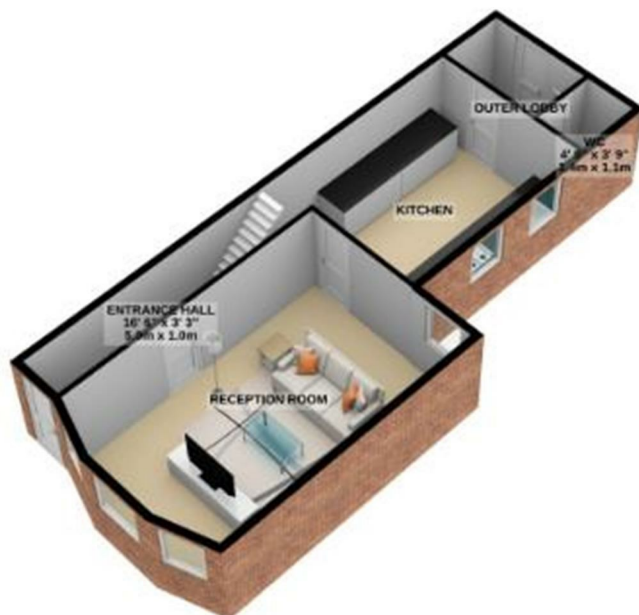
VIEWING TIMES

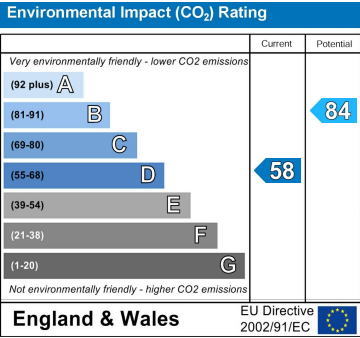
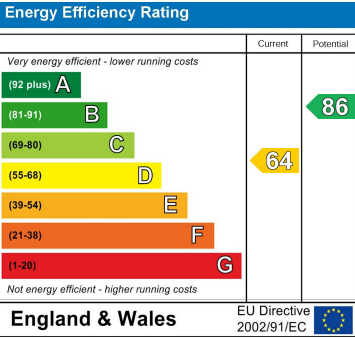
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm

Saturday 9am - 4pm





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

