



00 Hawkesbury Road, Leicester, LE2 8EP Offers in excess of £180,000

**** ATTENTION BUYERS ** SUITABLE INVESTMENT OR TO LIVE IN ****

A superb chance to buy this spacious mid-terrace home, which is conveniently located in the Aylestone Park area south of the city of Leicester. In need of some cosmetic refurbishment to some of the rooms, this is the ideal opportunity for a discerning buyer to add value.

This home will appeal to many, and the accommodation on offer briefly consists of an entrance hall, a lounge with double doors leading into the conservatory. The kitchen is fitted with base and wall units and a pantry store, storage and a downstairs WC. Stairs to the first floor provide access to the three spacious bedrooms and a house shower room.

OUTSIDE: a garden laid with imitation grass and shrubs. Parking is on street.

LOCATION: Aylestone Park area is a well known residential area, south of the city centre of Leicester. With plenty of its own local amenities and transport links into the city it is centrally positioned with plenty of shops, bars, super markets, schools and leisure facilities.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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