



SUPERBLY REFURBISHED THROUGHOUT
IDEAL STARTER HOME or BUY TO LET



Offers In The Region Of: £205,000 to £215,000

Cambridge Street, West End, Leicester, LE3 0JP

- Refurbished Terraced Property
- Entrance Hallway
- Three Bedrooms
- Landscaped Front & Rear Gardens
- Open To Offers
- Stylish Fitted Kitchen
- Two Reception Rooms
- Boutique Inspired Bathroom & Shower
- Nr DMU & Motorway Networks
- Ideal Starter Home or Buy To Let



OFFERS IN THE REGION OF : £205,000 to £215,000 | A SUPERBLY REFURBISHED THREE BED BAY FRONTED TERRACED PROPERTY READY TO MOVE STRAIGHT INTO! ideally situated in the vibrant West End city suburb, being well served for De Montfort University, the City Centre, HS Railway Station, Leicester Royal Infirmary and an array of everyday amenities are within walking distance. This fully refurbished, stylish living accommodation is ready to move straight into and benefits from a contemporary interior that is perfect for a first time buyer or buy to let investment whilst briefly comprising, entrance hallway, two reception rooms, high gloss streamlined & integrated fitted kitchen, three comfortable bedrooms and a boutique inspired bathroom suite with shower. GCH, DG, EPC D, landscaped front and rear gardens. EARLY VIEWING HIGHLY RECOMMENDED

ENTRANCE HALLWAY

Ceiling coving, radiator, smoke detector, and under stair storage cupboard housing consumer unit:



FRONT RECEPTION ROOM

13'5 (bay) x 9'04 (4.09m (bay) x 2.84m)

Featuring meter cupboard to recess housing gas & electric meters, ceiling coving, radiator and double glazed bay window to front elevation:



REAR RECEPTION ROOM

11'33 x 10'13 (3.35m x 3.05m)

Radiator, double glazed window to rear elevation and stairs leading to first floor:



STREAMLINED FITTED KITCHEN

12'5 x 7'23 (3.78m x 2.13m)

Comprising a stunning range of high gloss grey soft closing base, wall and drawer units, with co-ordinating work surfaces over, inset with sink unit and finished with brick tiled splash backs. The design is completed with complimentary appliances that include, single electric oven, four ring gas hob with stainless steel extractor chimney over, space is provided for fridge/freezer plumbing for washing machine and concealed 'Main' boiler. Finished with spots to ceiling, heat sensor, gloss tiled flooring, velux window, double glazed window and door to side elevation:

FIRST FLOOR LANDING

Providing loft access, smoke detector, radiator & leading to:



BEDROOM ONE

13'54 (bay) x 11'79 (3.96m (bay) x 3.35m)

Radiator and double glazed bay window to front elevation fitted with fire escape window:



BEDROOM THREE

6'10" x 6'8" approx (2.1 x 2.05 approx)

Radiator and new double glazed window to rear elevation:



BEDROOM TWO

11'24 x 8'98 (3.35m x 2.44m)

Featuring over stair storage cupboard, radiator and double glazed fire escape window to rear elevation:



BATHROOM SUITE & SHOWER

5'6" x 4'7" (1.70m x 1.4m)

This fully refurbished boutique inspired three piece bathroom suite comprises, panelled bath with both chrome fixed rain shower & mixer shower over, low level wc and wash hand basin fitted to white vanity / storage unit, chrome heated towel rail, contrasting grey tiled splash backs, matching flooring, extractor fan and new double glazed porthole window to side elevation:



OUTSIDE

To the rear elevation is a pretty walled & low maintenance courtyard garden featuring neat beds filled with white stone chippings, rear gated entry and two outbuildings, one housing new wc with wash hand basin and other is ideal for storage. To the front elevation is a forecourt garden landscaped with low maintenance white stone chips:



PROPERTY INFORMATION

The property has been fully refurbished by the current vendors to a very high specification throughout and benefits from:

- New Kitchen fittings and appliances (with Warranties)
- New Bathroom fittings.
- New outside WC
- New decor & carpets throughout
- New blinds
- New 'Main' combi boiler with magna clean filter and wireless room thermostat (With Warranty)
- New Electrics & Consumer Unit
- Very High EPC D Rating

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.

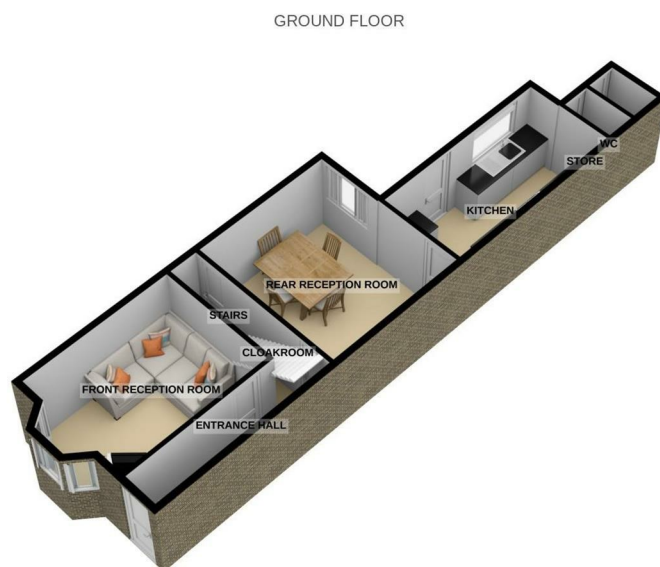
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

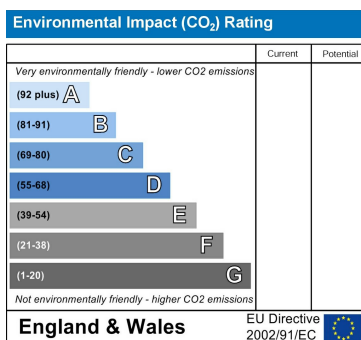
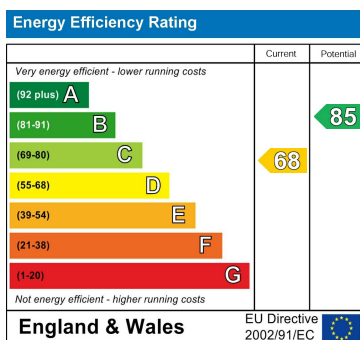
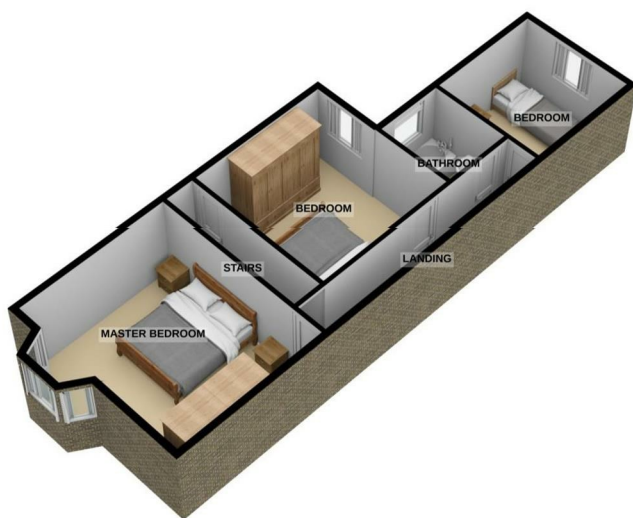
Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,



1ST FLOOR



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

