SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









Offers Over £185,0000

Gaul Street, Leicester, LE3 0AW

- Three Bedrooms
- Bay Fronted
- Ideal For First Time Buyers
- Double Glazed
- EPC Rating D Council Tax Band A
- Terraced House
- Two Receptions
- Downstairs Bathroom
- Gas Central Heating
- Freehold No Upper Chain



barkers1985.co.uk

79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

A great opportunity to purchase this THREE BEDROOM BAY FRONTED terraced property located just off the Narborough Road in WEST END, ideal for First Time Buyers

The house is offered for sale with NO UPPER CHAIN and briefly comprises TWO RECEPTION rooms, kitchen and bathroom on the ground floor, on the first floor there are THREE bedrooms.

The property benefits from having double glazing and gas central heating.

There is a small courtyard garden to the rear of the home.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



RECEPTION ONE
13'2" to bay x 11'7" (4.02 to bay x 3.55)
Double glazed front door, meter cupboard, coving, stripped floors, radiator, door leading into,



RECEPTION TWO
14'11" x 11'8" (4.57 x 3.56)
Radiator, double glazed window to rear aspect, door leading into,



KITCHEN
10'0" x 6'5" (3.05 x 1.96)
Fitted units with work tops, sink with drainer, gas point, 'Worcester' boiler, double glazed window to side aspect, door leading into,

INNER HALLWAY
Double glazed door to side aspect, door leading into,



BATHROOM
6'5" x 6'0" (1.97 x 1.84)
Corner bath with mains shower, pedestal wash hand basin, low level W/C, radiator, frosted double glazed window to side aspect.

LANDING
Access to loft.



BEDROOM ONE
11'11" x 11'8" (3.64 x 3.57)
Fireplace, built in cupboard, radiator, double glazed window to front aspect.



BEDROOM TWO
11'11" x 8'7" (3.65 x 2.63)
Fireplace, radiator, double glazed window to rear aspect.



BEDROOM THREE
9'10" x 6'6" (3.02 x 1.99)
Radiator, double glazed window to rear aspect.



OUTSIDE
Small courtyard garden.

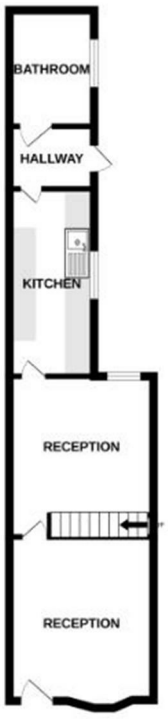
To the front of the house is a low brick wall and paved area.



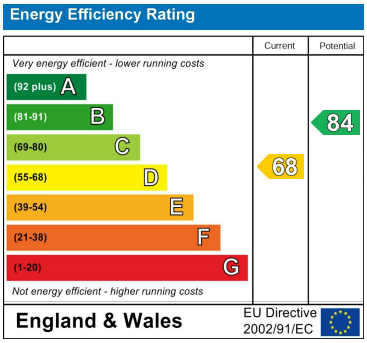
FREE VALUATION
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

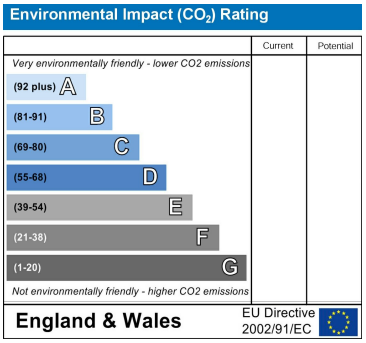
GENERAL REMARKS
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers 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.
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 -5pm
Saturday 9am - 4pm

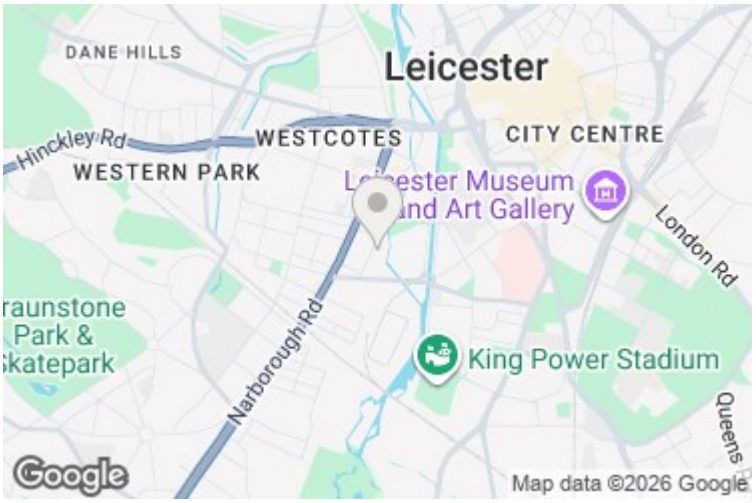
AML DISCLAIMER
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
This must be paid before we can issue a memorandum of sale.
The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks






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
63
84
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC


DANE HILLS
Leicester
Hinckley Rd
WESTCOTES
CITY CENTRE
WESTERN PARK
Leicester Museum and Art Gallery
London Rd
raunstone Park & katepark
Narborough Rd
King Power Stadium
Queens
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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

