



Offers Over £190,000

Cambridge Street, West End, Leicester, LE3 0JQ

- Palisaded Bay Fronted Terrace
- Stylish Fitted Kitchen
- Bathroom Suite & Shower
- Walled Courtyard Garden
- Ideal First Time Buy or Investment
- Two Reception Rooms
- Two Double Bedrooms
- GCH, P/t DG, EPC D, C/tax A & Freehold
- Immaculately Presented
- No Upward Chain



A DELIGHTFULLY PRESENTED TWO BED BAY FRONTEDE TERRACE superbly situated within the thriving West End suburb of Leicester, being well served for the City hospitals, Leicester Railway Station, the motorway networks, City Centre and ideally placed for an array of everyday local amenities along Narborough Road or nearby Braunstone Gate. This ready to move into property offers well appointed living accommodation, providing an ideal starter home or investment opportunity that briefly comprises, two reception rooms with feature fireplaces, stylish streamlined fitted kitchen, two double bedrooms, four piece bathroom suite & shower and walled rear courtyard garden. Viewing is Highly Recommended NO UPWARD CHAIN



FRONT RECEPTION ROOM
14'05" x 11'3" (4.39m x 3.43m)

Featuring wood style flooring, cast iron feature fireplace with wood surround, radiator, meter cupboard and double glazed bay window to front aspect:



REAR RECEPTION ROOM
12'2" x 11" (3.71m x 3.35m)

Featuring wood style flooring, cast iron log burner recessed to

chimney breast with wood mantle over, radiator, double glazed window overlooking rear aspect and stairs leading to first floor:
(Photos used / taken from previous occupancy)



FITTED KITCHEN
12'6" x 6'4" (3.81m x 1.93m)

Comprising a matching range of gloss white base, drawer & wall units with wood effect work surfaces over, stainless steel sink unit, double eye level electric oven and five ring gas hob, extractor chimney, glass splashback, concealed wall mounted 'Vokera' combi boiler, plumbing for washing machine, space provided for fridge/freezer, double glazed window & back door to side aspect:

FIRST FLOOR LANDING
Leading to:



BEDROOM ONE
14'2" x 13 (4.32m x 3.96m)

Radiator and double glazed bay window to front elevation:



BEDROOM TWO

12'2 x 9'09 (3.71m x 2.97m)

Radiator and window to rear elevation:



OUTSIDE

The rear extends to an attractive walled courtyard garden, retaining three original out buildings and has a handy side gated entryway:



BATHROOM SUITE & SHOWER

13'4" x 6'4" (4.06m x 1.93m)

An immaculate four piece suite comprising panelled bath, double walk in shower cubicle, wash hand basin fitted to vanity unit, W/C, chrome heated towel rail, tiled flooring, and obscure window to rear elevation.



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.

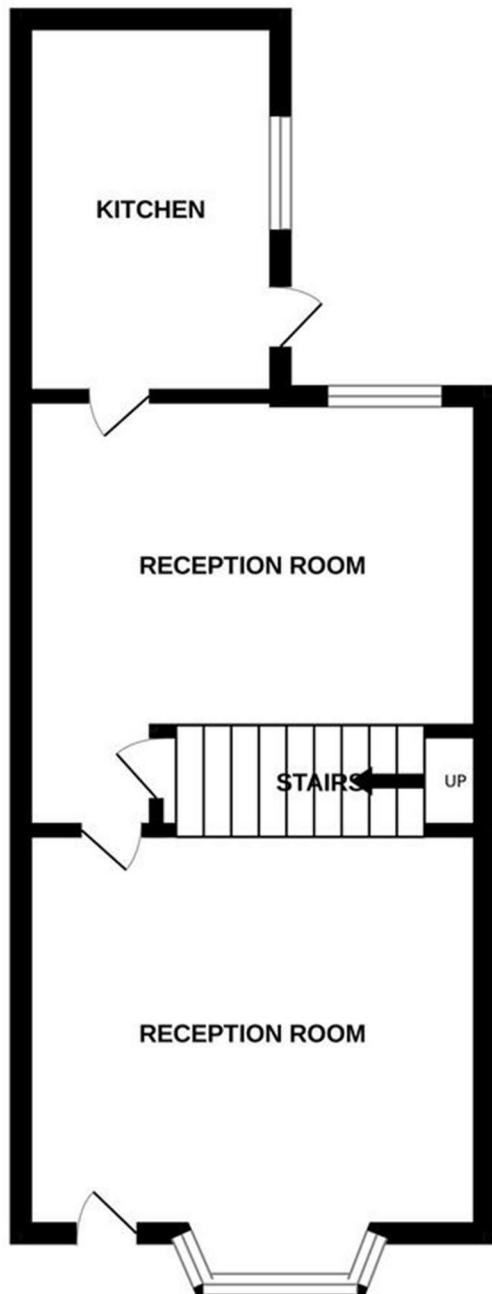
VIEWING TIMES

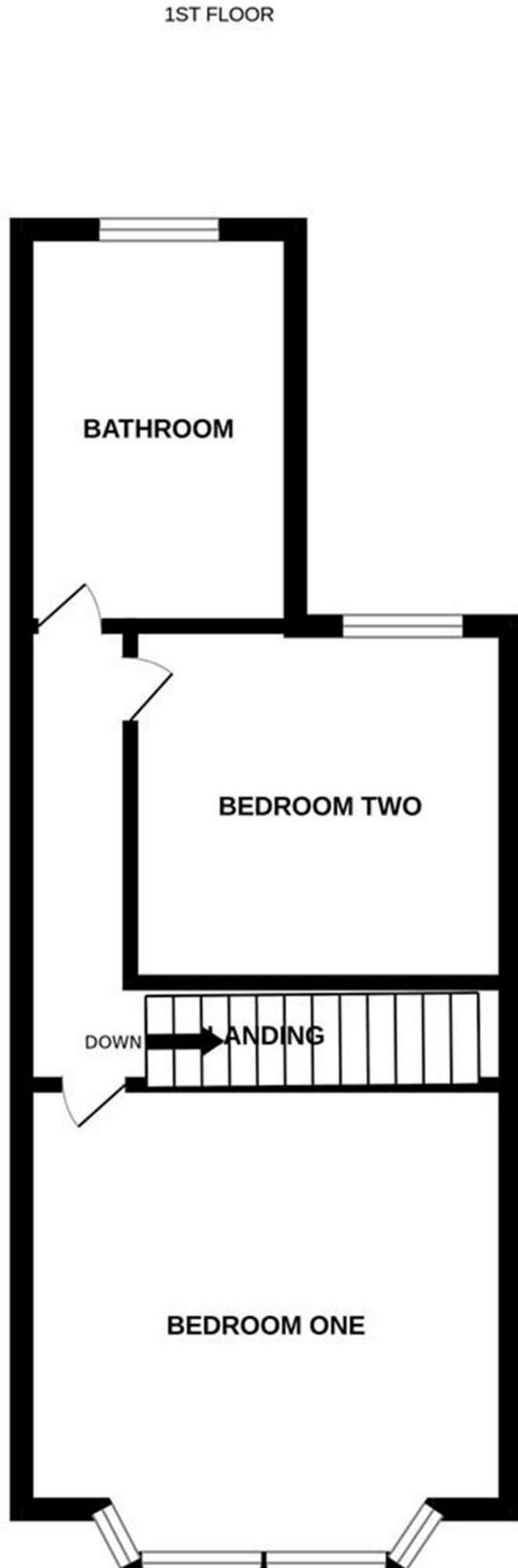
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,
Saturday 9am - 4pm,

GROUND FLOOR





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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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

