



## Offers Over £190,000

**Barclay Street, West End, Leicester, LE3 0JA**

- Palisaded Bay Fronted Terrace
- Stylish Fitted Kitchen
- Two Double Bedrooms
- GCH P/t DG, EPC D & Freehold
- Ideal First Time Buy or Investment
- Two Reception Rooms
- Utility / Dining Room & d/s WC
- Bathroom Suite & Shower
- South Facing Courtyard Garden
- Early Viewing Recommended



A DELIGHTFULLY PRESENTED EXTENDED TWO BED BAY FRONTED TERRACE superbly situated within the thriving West End suburb of Leicester, being well served for the City hospitals, Leicester Railway Station, Fosse Park shopping, the motorway networks & City Centre and ideally placed for an array of everyday local amenities along Narborough Road or nearby Braunstone Gate, This well appointed and extended property would provide an ideal first time buy or investment opportunity and briefly comprises two reception rooms, streamlined fitted kitchen, utility / dining room, d/s wc, two double bedrooms and bathroom suite & shower. South facing rear courtyard garden. EARLY VIEWING RECOMMENDED

flooring, radiator, ceiling rose, under stair storage cupboard housing electrics and consumer unit, sash window overlooking rear aspect and stairs leading to first floor:



**FITTED KITCHEN**  
**13'4" x 6'5" (4.08 x 1.97)**

Comprising a matching range of base, drawer & wall units with wood effect work surfaces over, stainless steel sink unit, space for free standing double oven and hob, wall mounted 'Worcester' combi boiler, plumbing for washing machine and dishwasher, single glazed window & leading to:

**FRONT RECEPTION ROOM**  
**14'09 (bay) x 11'06 (4.50m (bay) x 3.51m)**

Feature gas fireplace, meter cupboard, wooden style flooring, ceiling coving, radiator and single glazed bay window to front aspect:



**REAR RECEPTION ROOM**  
**12'06" x 11'7" (3.81m x 3.53m)**

Feature gas fireplace with white wood surround, wood style



**UTILITY / DINING ROOM**  
**7'04 x 5'07 (2.24m x 1.70m)**

Space provided for fridge/freezer, double glazed window to side and French doors to Courtyard garden:

**WC**

Fitted with low Level wc & wash hand basin:

**FIRST FLOOR LANDING**

Benefiting from loft access with pull down ladder:



**BEDROOM ONE**  
**14'04 (into bay)" x 11'9 (4.37m (into bay))" x 3.58m)**  
With radiator and bay window to front elevation:



**BATHROOM SUITE**  
**13'3" x 6'3" (4.05 x 1.93)**  
Fitted with a white three piece suite comprising panelled bath with electric 'Triton' shower over, pedestal wash hand basin, W/C, radiator, tiled surround, airing cupboard and obscure window to rear elevation.



**BEDROOM TWO**  
**13'07 x 6'04 (4.14m x 1.93m)**  
Having over stair storage cupboard containing loft hatch, radiator and sash window to rear elevation:



**OUTSIDE**  
The rear extends to an attractive south facing courtyard garden with handy rear gated entryway:

**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.

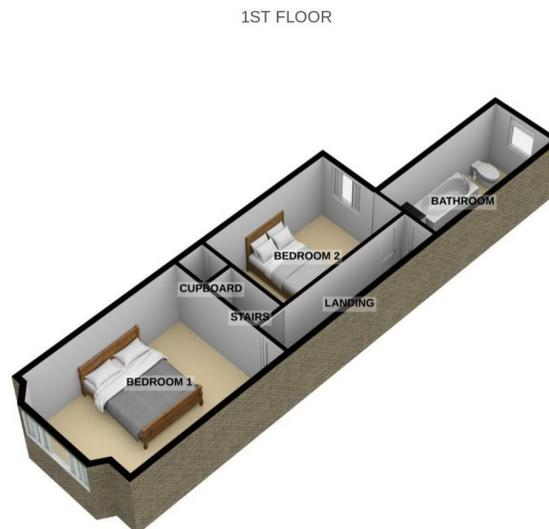
**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

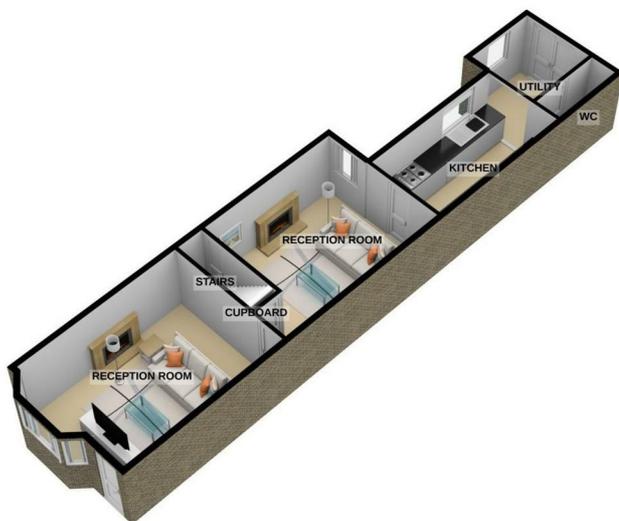
Saturday 9am - 4pm,



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 <sub>2</sub> ) 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	

GROUND 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

