

**£170,000**

## **Chartley Road, West End, Leicester, LE3 1AB**

- West End Mid Terraced Property
- Two Reception Rooms
- Fitted Kitchen
- Freehold Property, EPC D, Council Tax A
- Early Viewing Advised
- Ideal First Time Buy / Buy To Let Opportunity
- Two Double Bedrooms
- Bathroom Suite
- Rear Courtyard Garden
- No Upward Chain





AN IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY situated in the vibrant WEST END of LEICESTER. With excellent access to the Narborough Road and everyday facilities, superb transport links to Leicester City Centre, Fosse Park and within walking distance to De Montfort University and Leicester Royal Infirmary. In brief, the comprises of two reception rooms, fitted kitchen, two upstairs double bedrooms and bathroom with a shower over. With an enclosed courtyard rear garden. Offered with NO UPWARD CHAIN. Early Viewing Recommended.



#### **FRONT RECEPTION ROOM**

**11'9" x 10'9" (3.60 x 3.30 )**

Radiator, ceiling coving, electric fireplace, double glazed window to front aspect:



#### **REAR RECEPTION ROOM**

**11'9" x 10'9" (3.60 x 3.30 )**

Dado rail, radiator, feature fire with surround, under stairs storage, double glazed window to rear aspect:



#### **FITTED KITCHEN**

**12'9" x 10'9" (3.90 x 3.30 )**

Comprising a matching range of base & wall units with work surfaces over, sink unit and tiled flooring. Having free standing gas oven and hob, plumbing for washing machine and space for fridge/freezer, wall mounted combi boiler, double glazed windows and door to side aspect:

#### **LANDING**



#### **BEDROOM ONE**

**12'5" x 11'9" (3.80 x 3.60 )**

Radiator, fitted wardrobe and double glazed window to front elevation:



### BEDROOM TWO

**9'6" x 11'9" (2.90 x 3.60 )**

Fitted storage cupboard, radiator and double glazed window to rear elevation:



### BATHROOM

**5'10" x 12'9" (1.80 x 3.90 )**

Fitted with a three piece suite comprising panelled bath with mixer shower over, pedestal wash hand basin, W/C, radiator, tiled surround and obscure double glazed window to rear elevation.

### INVESTOR NOTE

The property is situated in a Selective Licencing zone under Section 80, Housing Act 2004 and for rental purposes will be subject to this designation and a license is required:

### FREE APPRAISAL

Thinking of selling? We would be delighted to provide you with a free market appraisal 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.

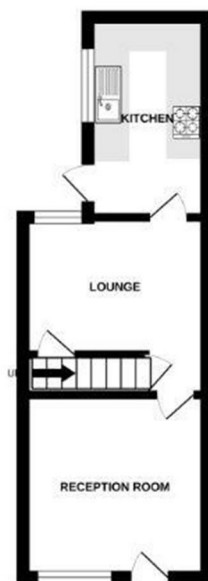
### VIEWING TIMES

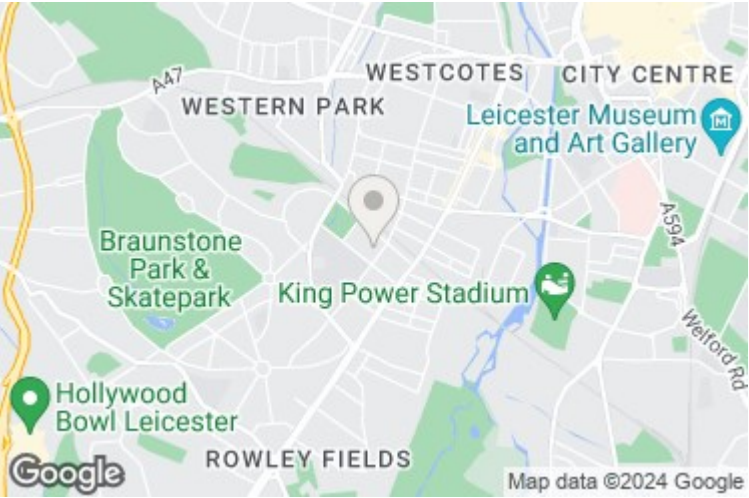
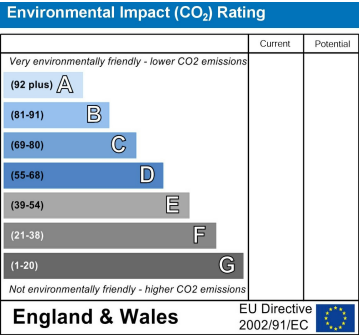
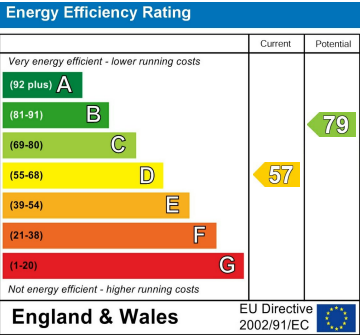
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm

Saturday 9am - 4pm







# 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

