SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

Asking Price £270,000

Winchester Avenue, Leicester, LE3 1AX

- Bay Fronted Terraced House
- HMO Licence 5 Share
- Three Reception Rooms
- Two Bathrooms
- EPC Rating D Council Tax Band B
- Investment or Family Home
- Three Double Bedrooms
- Kitchen
- Rear Garden
- Freehold No Upper Chain

barkers1985.co.uk

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

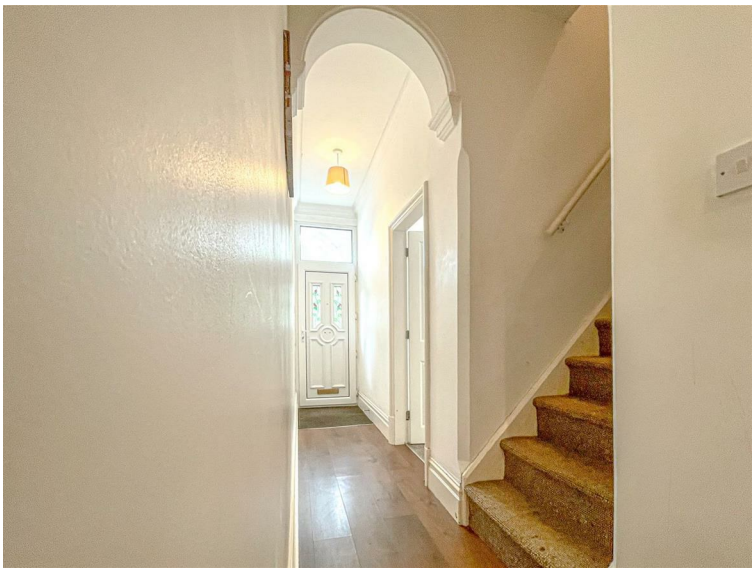
A great opportunity to purchase this SPACIOUS BAY FRONTED terraced house as either an Investment or FAMILY HOME.

Well located in the WEST END and offered for sale with NO UPPER CHAIN and with an HMO licence in place.

The property briefly comprises THREE RECEPTION ROOMS and a kitchen to the ground floor with the benefit of a DOWNSTAIRS SHOWER ROOM and THREE DOUBLE BEDROOMS upstairs, BATHROOM on the first floor.

To the rear is a secluded garden with seating area.

Close to De Montfort University and The Leicester Royal Infirmary.

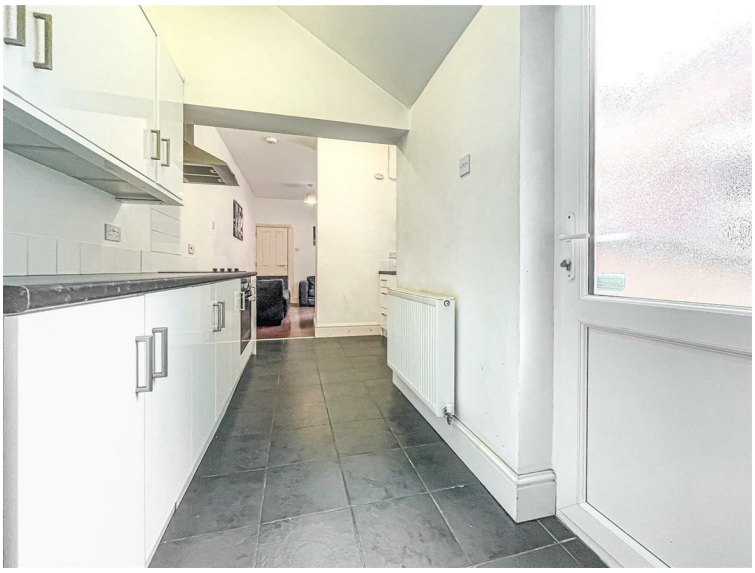


ENTRANCE HALL
Double glazed front door, staircase rising to first floor, radiator.

RECEPTION ONE
14'9" to bay x 11'7" (4.50 to bay x 3.54)
Coving, radiator, double glazed bay window to front aspect.

RECEPTION TWO
11'11" x 11'7" (3.65 x 3.54)
Built in under stairs cupboard, coving, radiator, double glazed window to rear aspect.

RECEPTION THREE
12'1" x 11'10" (3.69 x 3.63)
Radiator, double glazed window to side aspect.



OTHER ASPECT

KITCHEN
14'0" x 9'0" reducing to 5'10" (4.29 x 2.75 reducing to 1.80)
Fitted units and worktops with tiled splash backs, sink with drainer, boiler, electric hob, oven and extractor, plumbing for washing machine, space for fridge freezer, tiled floor, radiator, double glazed door and window to side aspect.

DOWNSTAIRS SHOWER ROOM
5'11" x 5'0" (1.82 x 1.54)
Corner shower cubicle with electric shower, low level W/C, pedestal wash hand basin, radiator, tiled floor, part tiled walls, frosted double glazed window to side aspect

LANDING
Access to loft.

BEDROOM TWO
13'6" x 9'6" (4.12 x 2.91)
Radiator, double glazed window to rear aspect.

BEDROOM ONE
16'8" x 11'11" (5.09 x 3.64)
Radiator, double glazed window to front aspect.

BEDROOM THREE
12'7" x 8'11" (3.85 x 2.74)
Radiator, double glazed window to rear aspect.

BATHROOM
6'6" x 5'10" (2.00 x 1.78)
Bath with mains shower, low level W/C, pedestal wash hand basin, tiled floor, part tiled walls, heated towel rail, frosted double glazed window to side aspect.

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

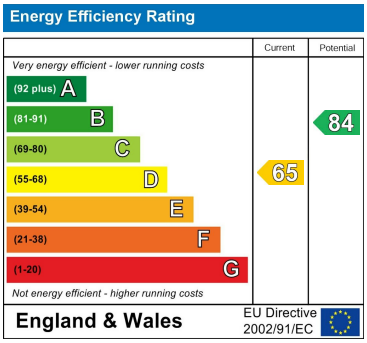
OUTSIDE
Secluded rear garden with paved seating area and mature trees, gate to front aspect.

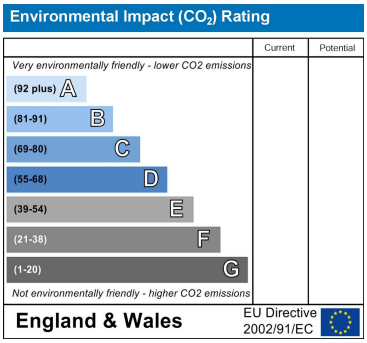
To the front of the property is hedging, metal gate, and paved walkway leading to the front door.

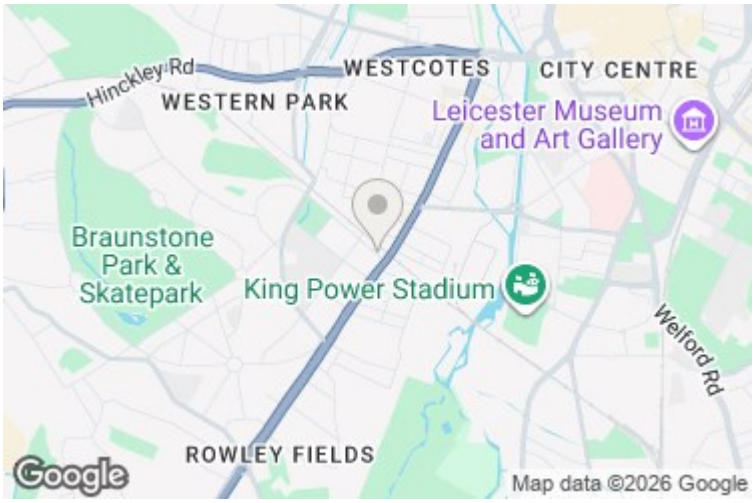
GENERAL REMARKS
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers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

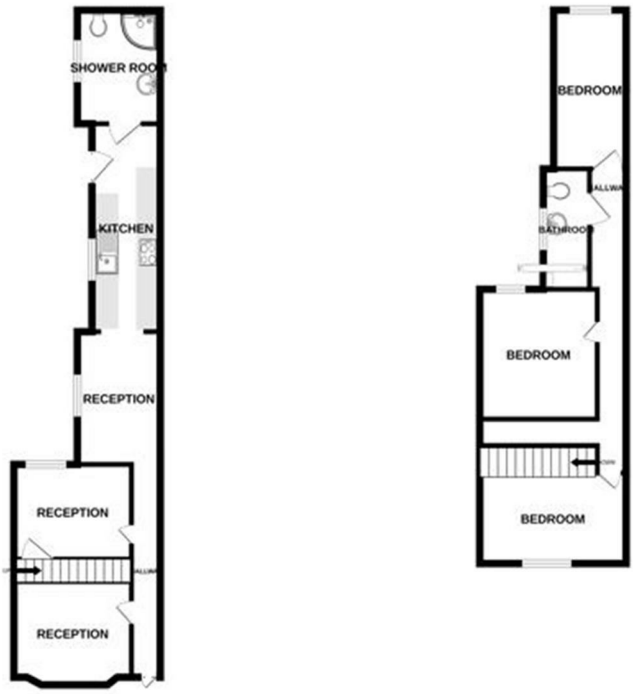
not be inferred that any items shown are included in the sale with the property.
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.
VIEWING TIMES
Viewing strictly by appointment through Barkers Estate Agents.
Hours 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









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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

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