

## Asking Price £275,000

**Chaucer Street, Stoneygate, Leicester, LE2 1HD**

- Two Reception Roomad
- Two Shower Rooms
- EPC Rating D
- Let Until 30th June 2026
- Council Tax Band A
- Three Bedooms (currently let to a 4 share)
- Kitchen-diner
- Cellar
- Freehold



Great FAMILY home or INVESTMENT opportunity.

This attractive extended THREE bedroom terraced property currently rented out till the end of June 2026.

Comprising a KITCHEN-DINER, TWO RECEPTION ROOMS, downstairs SHOWER ROOM, on the first floor are THREE BEDROOMS and a shower room and a rear enclosed courtyard garden.

Situated within the sought after city suburb of LEICESTER, being well served for Leicester University, the City Centre, Leicester Train Station and the fashionable Queens Road shopping parade with its array of specialist bars, bistros and boutiques.

#### **ENTRANCE HALL**

Front door, tiled floor, staircase rising to first floor.



#### **RECEPTION TWO**

**11'11" x 10'11" (3.65 x 3.33)**

Radiator, coving, double glazed window to rear aspect, door into

#### **INNER HALL**

door into cellar and a door into shower room and kitchen-diner.



#### **RECEPTION ONE / BEDROOM 4**

**11'10" x 10'9" (3.63 x 3.28)**

Radiator, coving, double glazed window to front aspect.



#### **DOWNSTAIRS SHOWER ROOM**

**7'0" x 5'1" (2.15 x 1.56)**

Shower cubicle with shower, low level W/C, vanity unit, heated towel rail, tiled walls, double glazed window to side aspect.



**KITCHEN-DINER**  
**18'1" x 8'11" (5.52 x 2.72)**

Fitted units with worktops and splashbacks, gas cooker point, extractor above, sink with drainer, boiler, space for fridge freezer, plumbing for washing machine, spot lights, two double glazed windows to side aspect, double glazed door to side aspect leading to garden.



**BEDROOM ONE**  
**15'9" x 11'11" (4.82 x 3.65)**

Fitted wardrobes with sliding mirrored doors, built in cupboard, radiator, double glazed window to front aspect.



**OTHER ASPECT**

**FIRST FLOOR LANDING**

Access to loft.



**BEDROOM TWO**  
**11'11" x 9'10" (3.64 x 3.02)**

Built in cupboard, radiator, double glazed window to rear aspect.



**BEDROOM THREE**  
13'7" max reducing to 9'2" x 8'11" (4.16 max reducing to 2.80 x 2.74)  
Radiator, double glazed window to rear aspect.



**OUTSIDE**  
Paved courtyard garden. Gate to front aspect.



**SHOWER ROOM**  
6'11" x 5'10" (2.12 x 1.78)  
Vanity unit, shower cubicle with mains shower, low level W/C, heated towel rail, tiled walls, frosted double glazed window to side aspect.

**CELLAR**  
Stairs down into cellar, meters.



**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.

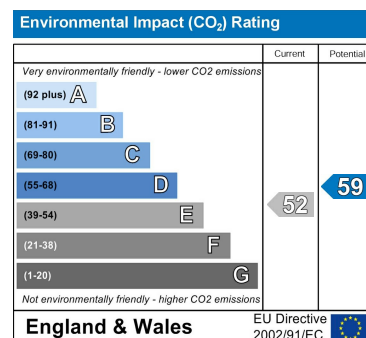
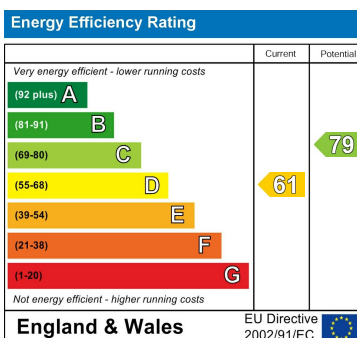
**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,



**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

**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

