

Offers Over £180,000

Stuart Street, West End, Leicester, LE3 0DU

- Palisaded Period Terraced Property
- Two Reception Rooms
- G/F Bathroom & Shower
- GCH, P/t DG & EPC C
- Buy To Let Investment Opportunity
- Tiled Entrance Hallway
- Streamlined Fitted Kitchen
- Three Double Bedrooms
- Virtual Viewing Video Available
- Rental Income £750PCM



ATTENTION INVESTORS | AN ATTRACTIVE & SPACIOUS PALISADED THREE BED PERIOD TERRACED PROPERTY WITH VACANT POSSESSION superbly situated within the thriving West End suburb of Leicester, ideally placed for an array of everyday local amenities along Narborough Road or nearby Braunstone Gate, Fosse Park shopping, the motorway networks & city centre. The accommodation is well appointed throughout with original wood flooring in both receptions & is **IDEAL BUY TO LET INVESTMENT OPPORTUNITY** generating a rental income of £750 PCM. The property briefly comprises, re-fitted streamlined kitchen, two reception rooms, three double bedrooms, g/f bathroom suite with shower, GCH, part DG and EPC C, having front & rear gardens. **VIRTUAL VIEWING VIDEO AVAILABLE UPON REQUEST | BUY TO LET INVESTMENT**

ENTRANCE HALLWAY

Comprising tiled flooring, ceiling coving, radiator and under stair storage cupboard:



FRONT RECEPTION ROOM

13'98 (bay)x 9'79 (3.96m (bay)x 2.74m)

Ceiling coving, picture rails, solid wood flooring, radiator & bay window to front elevation:



REAR RECEPTION ROOM

13'2" x 11'96" (4.01m x 3.35m)

Original cupboard fitted to recess, picture rails, tv point, solid wood flooring, radiator, double glazed window to rear elevation & stairs leading to first floor:



STREAMLINED FITTED KITCHEN

13'4" x 7'9" (4.06m x 2.36m)

Re-fitted with a matching range of gloss base, wall and drawer units with granite effect work surfaces over & stainless steel sink unit. Having integrated single electric oven, with four ring gas hob. tiled splash backs and space is provided for fridge/freezer. Having concealed wall mounted 'Ideal Logic' boiler, ceramic tiled flooring and double glazed window to side aspect. Leading to:

INNER LOBBY

Ceramic tiled flooring, plumbing and space for appliance, door leading to garden:



BATHROOM & SHOWER
7'8" x 7'4" (2.34m x 2.24m)

This modern bathroom suite has been fitted with a matching three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level wc, chrome heated towel rail and double glazed opaque window to the side elevation:

FIRST FLOOR LANDING

Solid wood flooring, radiator and loft access:



BEDROOM TWO
12'1 x 10'1 (3.68m x 3.07m)

Cast iron fireplace, over stair storage cupboard, solid wood flooring, radiator and double glazed window to rear elevation:



BEDROOM THREE
12'34 x 7'9 (3.66m x 2.36m)

Fitted wardrobe, wood style flooring, radiator & double glazed window to rear elevation:



BEDROOM ONE
13'88" (bay)x 12'96 (3.96m (bay)x 3.66m)

Cast iron feature fireplace, fitted wardrobes, solid wood flooring, radiator & bay window to front elevation:

OUTSIDE

The rear extends to a paved courtyard garden, with low level boundary wall surround & rear gated entry. To the front elevation is a paved forecourt garden with walled surround:

DISCLAIMER

Japanese Knotweed identified to the rear of the property

Treatment Plans:

LCC 2015 - 2020

Japanese Knotweed Ltd 2019 - 2024 (PCA Accredited)

Plans include monitoring for 5 years after treatment

Please contact the office for further details on 0116 2709394.

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.

FREE VALUATION

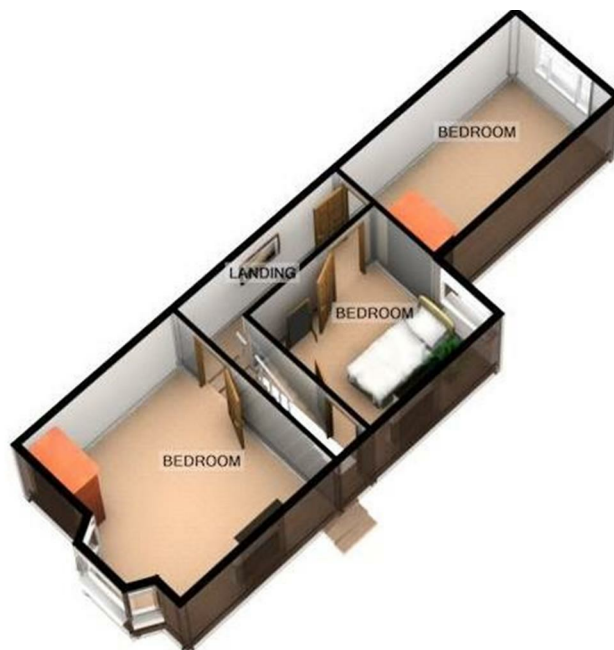
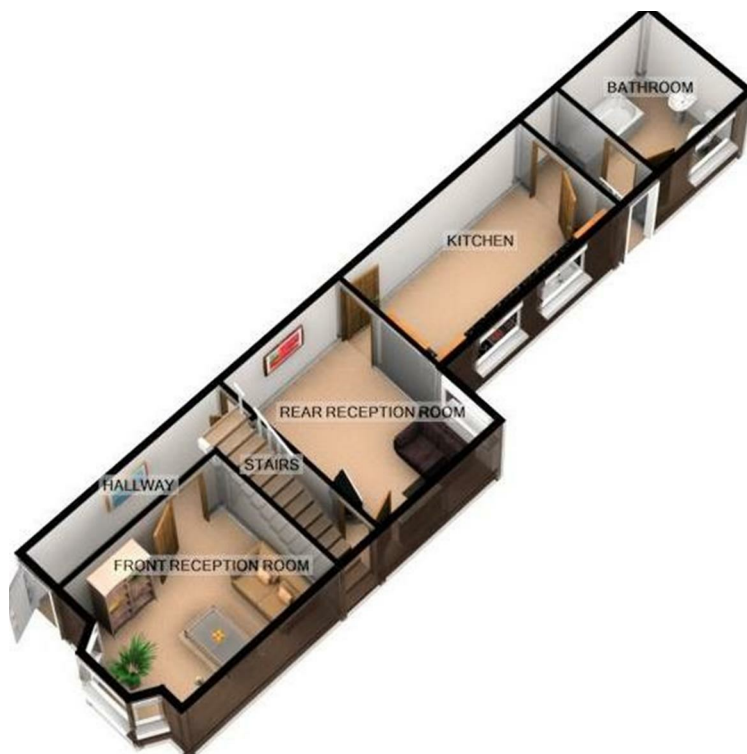
We would be happy to provide you with a free market appraisal/valuation of your own property, should you wish to sell. Please speak to one of our staff to arrange a mutually convenient appointment.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(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			85
(81-91) B			
(69-80) C		70	
(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

