



**Guide Price £170,000 - £180,000**

**Gaul Street, Leicester, LE3 0AW**

- Three Bedrooms
- Bay Fronted
- Kitchen
- Double Glazed
- EPC Rating D Council Tax Band A
- Terraced House
- Two Receptions
- Downstairs Bathroom
- Gas Central Heating
- Freehold No Upper Chain



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A great opportunity to purchase this THREE BEDROOM BAY FRONTED terraced property located just off the Narborough Road in WEST END.

The house is offered for sale with NO UPPER CHAIN and briefly comprises TWO RECEPTION rooms, kitchen and bathroom on the ground floor, on the first floor there are THREE bedrooms.

The property benefits from having double glazing and gas central heating.

There is a small courtyard garden to the rear of the home.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



**RECEPTION TWO**  
**14'11" x 11'8" (4.57 x 3.56)**

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



**RECEPTION ONE**  
**13'2" to bay x 11'7" (4.02 to bay x 3.55)**

Double glazed front door, meter cupboard, coving, stripped floors, radiator, door leading into,



**KITCHEN**  
**10'0" x 6'5" (3.05 x 1.96)**

Fitted units with work tops, sink with drainer, gas point, 'Worcester' boiler, double glazed window to side aspect, door leading into,

**INNER HALLWAY**

Double glazed door to side aspect, door leading into,



**BATHROOM**

**6'5" x 6'0" (1.97 x 1.84)**

Corner bath with mains shower, pedestal wash hand basin, low level W/C, radiator, frosted double glazed window to side aspect.

**LANDING**

Access to loft.



**BEDROOM TWO**

**11'11" x 8'7" (3.65 x 2.63)**

Fireplace, radiator, double glazed window to rear aspect.



**BEDROOM ONE**

**11'11" x 11'8" (3.64 x 3.57)**

Fireplace, built in cupboard, radiator, double glazed window to front aspect.



**BEDROOM THREE**

**9'10" x 6'6" (3.02 x 1.99)**

Radiator, double glazed window to rear aspect.



### OUTSIDE

Small courtyard garden.

To the front of the house is a low brick wall and paved area.



### 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 -5pm

Saturday 9am - 4pm

### AML DISCLAIMER

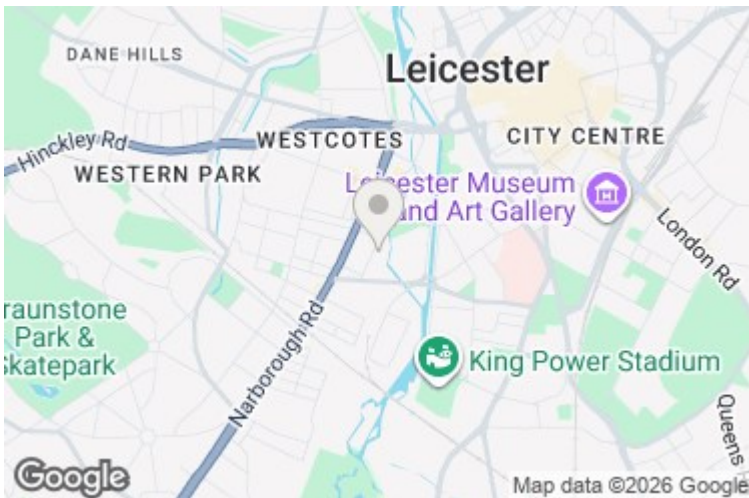
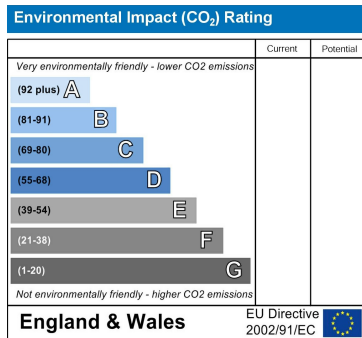
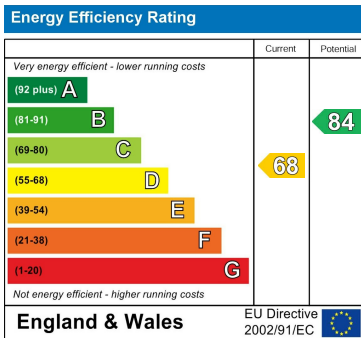
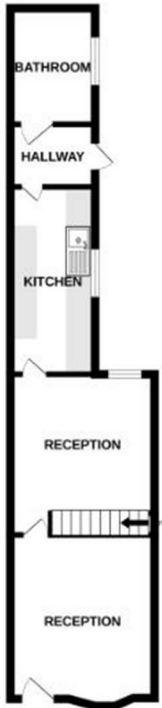
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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



# 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

