



**Asking Price £245,000**

**Welford Road, Leicester, LE2 6BD**

- Palisade Terrace House
- Lounge
- Dining-Kitchen Room
- Good Size Courtyard Garden
- No Upper Chain
- Three Double Bedrooms
- Dining Room
- Bathroom
- Freehold
- EPC Rating E Council Tax Band B



A great opportunity to purchase this SPACIOUS THREE BEDROOM bay fronted terrace house.

The house is offered for sale with NO CHAIN and briefly comprises entrance hallway, two reception rooms, dining kitchen to the ground floor, on the first floor you have three bedrooms and a bathroom.

To the rear is a good sized garden block paved with an original outbuilding.

Located on Welford Road you are conveniently located for the universities, hospitals, local schools and places of worship, not to mention the City Centre and Station.



#### ENTRANCE HALL

Double glazed front door, coving radiator, staircase rising to first floor,



#### DINING ROOM

**12'8" x 11'8" (3.88 x 3.58)**

Built in under stairs cupboard housing meters, radiator, double glazed windows and door to rear aspect leading out to courtyard garden.



#### KITCHEN-DINER ROOM

**21'6" x 7'5" (6.56 x 2.27)**

Fitted units with worktops and tiled splashbacks, sink with drainer, four ring gas hob with oven and extractor, integrated W/M and F/F, built in cupboard housing boiler, spot lights, radiator, two double glazed windows to side aspect.



#### LOUNGE

**14'7" into bay x 11'8" (4.45 into bay x 3.58)**

Built in cupboard, picture rail, coving, radiator, double glazed bay window to front aspect.



#### **LANDING**

Access to loft, radiator.



#### **BEDROOM TWO**

**12'7" x 10'0" (3.86 x 3.06)**

Radiator, double glazed window to rear aspect.



#### **BEDROOM ONE**

**15'3" x 12'5" (4.67 x 3.81)**

Radiator, double glazed window to front aspect.



#### **BEDROOM THREE**

**11'3" x 7'6" (3.43 x 2.30)**

Radiator, double glazed window to rear aspect.



#### BATHROOM

**9'10" x 4'6" (3.01 x 1.39)**

Bath with mains shower, low level W/C, vanity unit, heated towel rail, part tiled walls, frosted double glazed window to side aspects.



#### 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

Patio Garden with original outbuilding, wooden double gates to rear aspect, brick wall surround.

To the front of the property you have a low level fence.

#### 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.

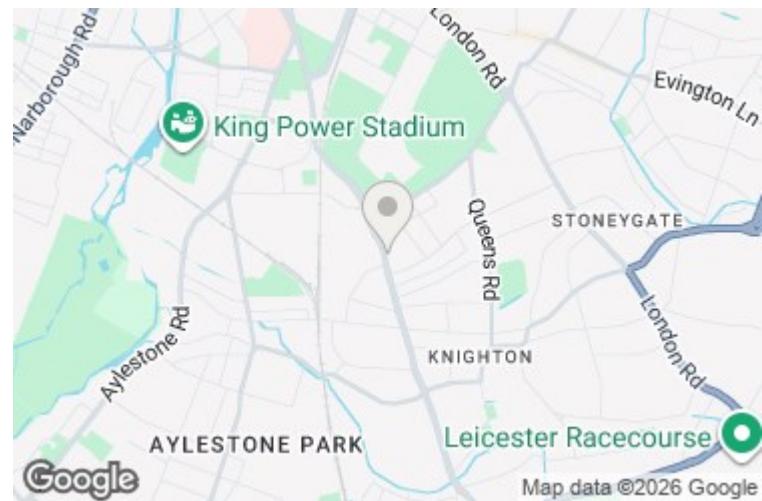
#### Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



All measurements and illustrations are approximate and may not be drawn to scale.  
This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.  
The vendor, agency and supplier will accept no liability for its accuracy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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

