



## Guide Price £200,000 - £210,000

Harrow Road, Leicester, LE3 0JY

- Mid Terraced House
- Bay Fronted
- Kitchen
- Bathroom
- No Upper Chain
- Three Bedrooms
- Two Reception Rooms
- Utility Room
- EPC Rating E Council Tax Band B
- Freehold



Guide Price £200,000 - £210,000

A spacious **THREE BEDROOM** bay fronted terraced house located in **WEST END**.

The property has a hall, **TWO RECEPTION ROOMS**, kitchen and a **UTILITY ROOM** on the ground floor.

To the first floor there are three bedrooms and a bathroom.

Retaining character features and benefiting from an established rear garden.

Harrow Road is located just off the Narborough Road with its selection of restaurants and coffee shops, and is well served for Leicester General Hospital, DE Montford University and Leicester city Centre.



**RECEPTION ONE**

**14'3" x 10'2" (4.36 x 3.12)**

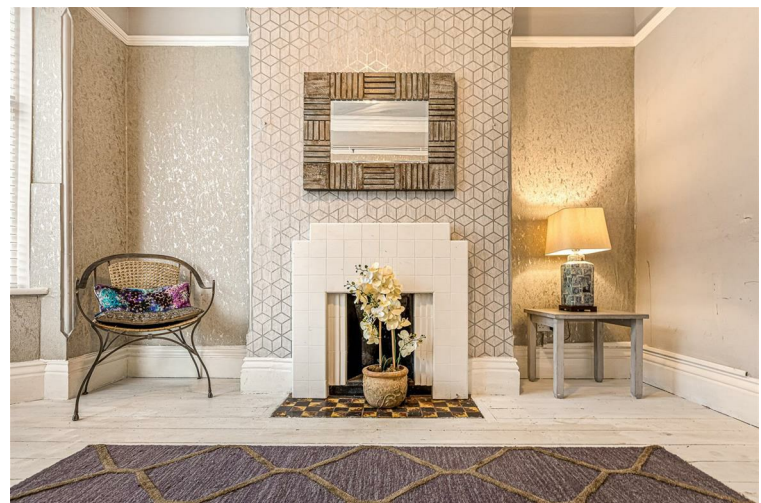
Fireplace, coving, picture rail, radiator, stripped floors, double glazed bay window to front aspect.



**ENTRANCE HALLWAY**

**25'3" x 3'0" (7.71 x 0.92)**

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



**OTHER ASPECT**



**RECEPTION TWO**  
**12'0" x 10'3" (3.67 x 3.13)**

Fireplace, built in under stairs cupboard, coving, picture rail, radiator, double doors to rear aspect opening out onto the garden.



**UTILITY ROOM**  
**8'5" x 6'0" (2.59 x 1.84)**

Plumbing for washing machine, part tiled walls, space for fridge freezer, double glazed window to side aspect.



**KITCHEN**  
**9'11" x 8'5" (3.03 x 2.59)**

Fitted units with worktops and tiled splash backs, sink with drainer, electric hob oven and extractor, radiator, window to side aspect.



**LANDING**  
L shaped landing, access to loft, floorboards.



**BEDROOM ONE**

**14'7" to bay x 15'2" (4.45 to bay x 4.63)**

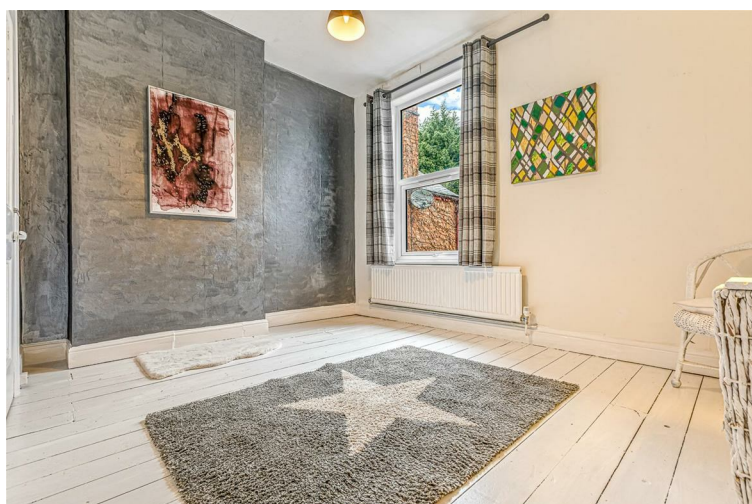
Cast iron fireplace, radiator, floorboards, double glazed bay window to front aspect, window to front aspect.



**BEDROOM THREE**

**9'11" x 8'5" (3.03 x 2.59)**

Built in cupboard housing boiler, floor boards, radiator, window to rear aspect.



**BEDROOM TWO**

**12'1" x 9'5" (3.70 x 2.89)**

Floor boards, radiator, double glazed window to rear aspect.



**BATHROOM**

**6'0" x 5'5" (1.85 x 1.66)**

Bath with mains shower, pedestal wash hand basin, low level W/C, part tiled walls, radiator, window to side aspect.



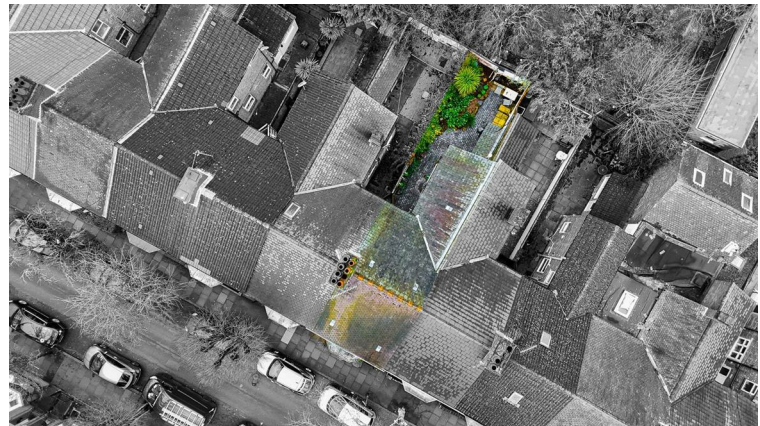
### OUTSIDE

Gate to side, original outbuildings, block paved seating area, established flower border with shrubs, plants and tree.

To the front of the property is a metal gate and and planting for three bushes.

### 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



### OTHER ASPECT

### 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.

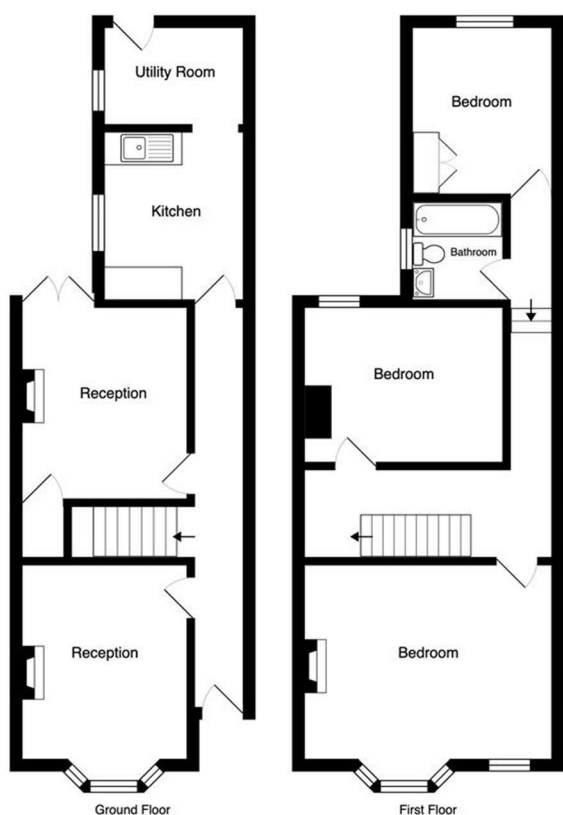
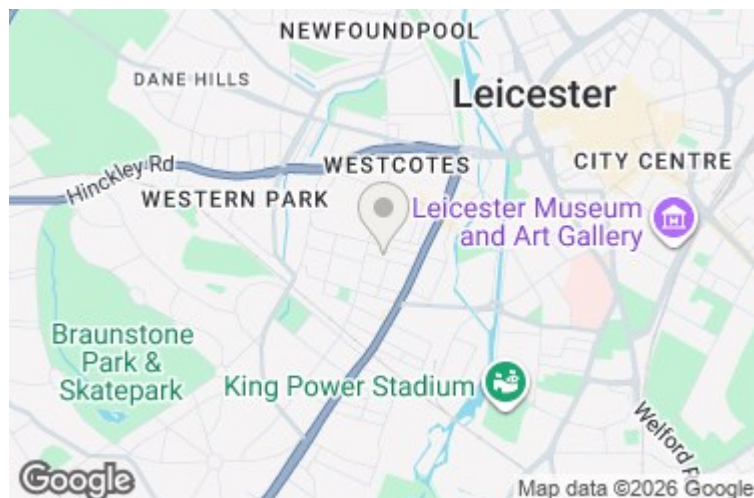
**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,



Total Area: 101.6 m<sup>2</sup> ... 1094 ft<sup>2</sup>

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>44</b>	<b>75</b>

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

# 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

