



**Guide Price: £325,000 to £350,000**

**Westcotes Drive, West End, Leicester, LE3 0QT**

- FIVE BEDROOMS
- Fitted Kitchen / Diner
- Six Letting Bedrooms
- GCH, DG, EPC D, C/Tax C & Freehold
- Highly Recommended
- RESIDENTIAL OR BUY TO LET
- Communal Living Room
- Two Bathrooms & 3rd WC
- Currently let from 5/9/23 - 4/3/24  
Generating £1500 per calendar month



AN ATTRACTIVE & WELL PRESENTED FIVE BEDROOM PROPERTY OFFERED AS A RESIDENTIAL OPPORTUNITY OR BUY TO LET FOR A GUIDE PRICE OF £325,000 TO £350,000. Superbly situated in the thriving West End city suburb of Leicester, being well served for De Montfort University, City Centre & the fashionable Braunstone Gate with its array of everyday local amenities, shops, bars & restaurants. The accommodation is currently let from 5/9/23 - 4/3/24 generating £1500 per calendar month. The accommodation briefly comprises, large fitted kitchen, communal living room, six letting bedrooms, one g/f shower room, bathroom suite, separate wc & attractive rear garden. **EARLY VIEWING IS HIGHLY RECOMMENDED**

#### **ENTRANCE HALLWAY**

Staircase to first floor:



#### **FITTED KITCHEN / DINER**

**19'08 x 8'6 (5.99m x 2.59m)**

Comprises a range of light oak base, wall & drawer units with granite style work surfaces over, inset with sink unit & drainer. Fitted with double electric oven & gas hob, dfridgfe freezer, washing machine, wall mounted 'Worcester' boiler, double glazed windows to side elevation and leading to:

#### **OUTER LOBBY**

Space for fridge/freezer and door to garden:



#### **COMMUNAL LIVING ROOM**

**13'08 x 9'2 (4.17m x 2.79m)**

Wood flooring, radiator and French door to rear elevation:



#### **G/F SHOWER ROOM**

**10'4" x 6'10" (3.16 x 2.10)**

Shower cubicle, wc and wash hand basin with side double glazed window:



**BEDROOM SIX**  
**16'44 (into bay) x 11'24 (4.88m (into bay) x 3.35m)**  
Cast iron feature fireplace with period surround, wood flooring, radiator and double glazed bay window to front elevation:

**FIRST FLOOR LANDING**  
Staircase to second floor:



**BEDROOM ONE**  
**16'5 (into bay) x 15'8 (5.00m (into bay) x 4.78m)**  
Featuring wood flooring, radiator & double glazed windows to front elevation:



**BEDROOM TWO**  
**13'10 x 9'2 (4.22m x 2.79m)**  
Featuring wood flooring, radiator & window to rear elevation:



**BEDROOM THREE**  
**9'5 x 7'9 (2.87m x 2.36m)**  
Featuring wood flooring, radiator & window to rear elevation:



#### **BATHROOM SUITE**

**5'8 x 55 (1.73m x 16.76m)**

Fitted with a three piece suite comprising panelled bath with shower over, low level wc & pedestal sink, radiator and window to side elevation:



#### **WC**

**5'5" x 3'2" (1.66 x 0.97)**

Comprising low level wc and wash hand basin:

#### **SECOND FLOOR LANDING**

Storage cupboards fitted to stair well and skylight window:



#### **BEDROOM FOUR**

**9'2 x 9 (2.79m x 2.74m)**

Featuring wood flooring, radiator & window to rear elevation:



#### **BEDROOM FIVE**

**14'2 x 11'6 (4.32m x 3.51m)**

Featuring wood flooring, radiator & former window to front elevation:



Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm

### **OUTSIDE**

To the front elevation is a pebbled forecourt garden with block paved pathway and low level boundary walls. The rear extends to a south facing walled courtyard garden with pebbled pathways leading to an elevated sunny decking area with cord balustrades for al fresco dining, original outbuilding and handy side gated entry:

### **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.

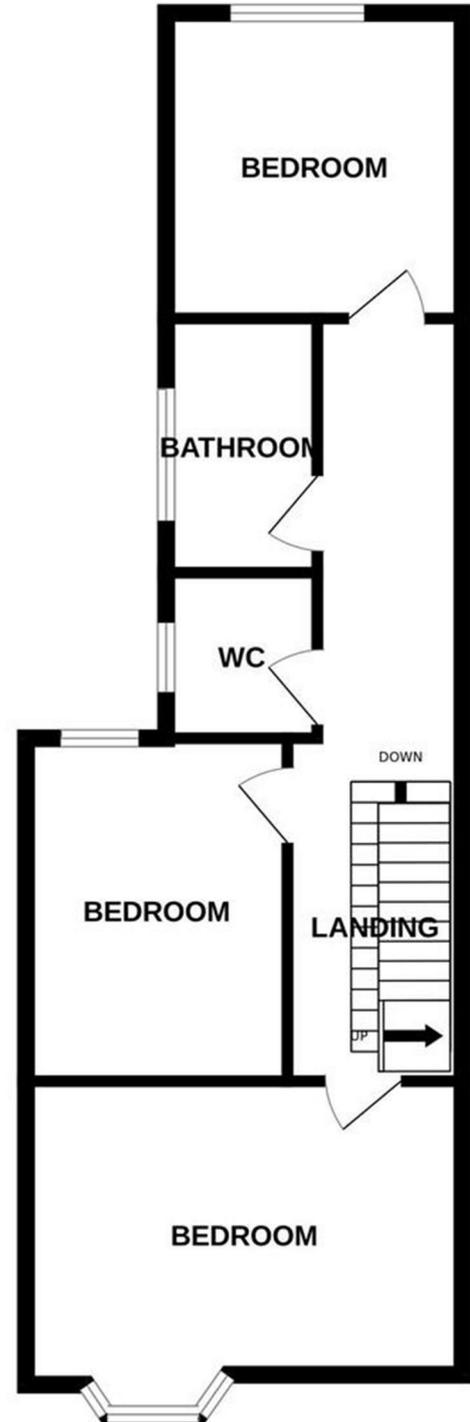
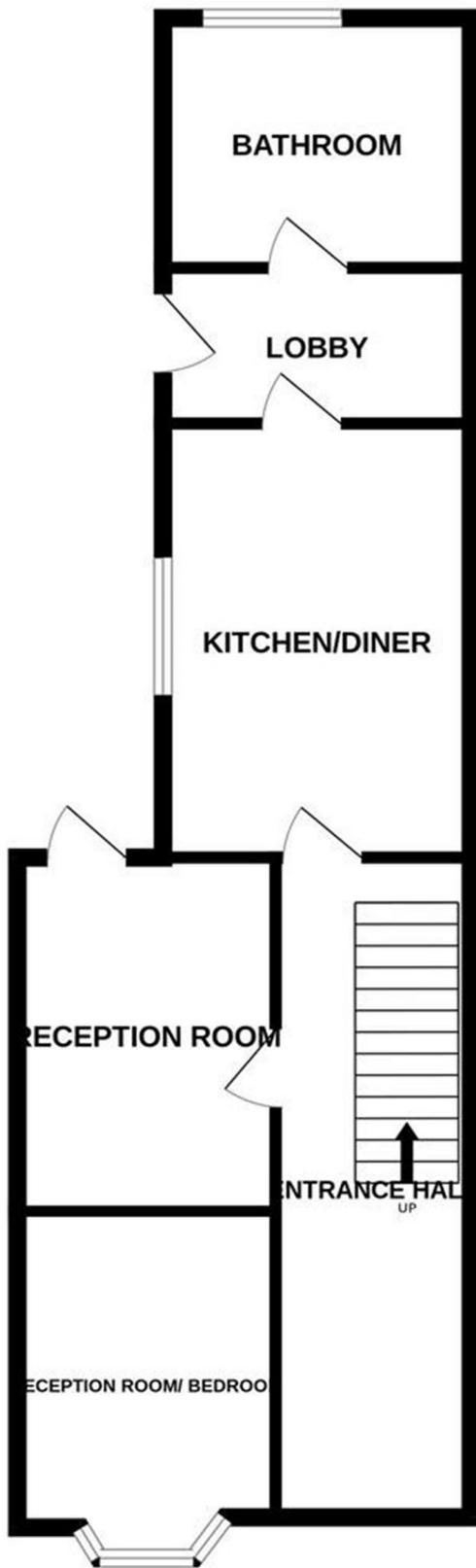
### **MONEY LAUNDERING**

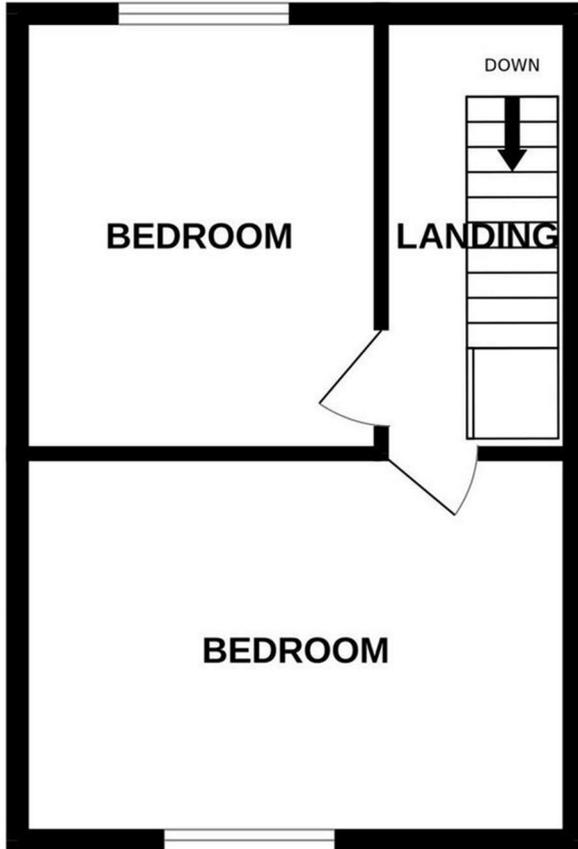
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors 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**





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			
		60	81
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

# Barkers

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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

