



**Guide Price £250,000 - £260,000**

**Upperton Road, Leicester, LE3 0HE**

- Victorian Terraced House
- Kitchen
- Three Double Bedrooms
- Character Features
- EPC Rating D Council Tax Band B
- Three Reception Rooms
- Downstairs W/C
- Bathroom
- Mature Courtyard Garden
- Freehold



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The Limes is a Spacious VICTORIAN terraced home located in the heart of Leicester's thriving WEST END.

The home boasts a wealth of CHARACTER FEATURES and benefits from having THREE DOUBLE BEDROOMS and THREE RECEPTION ROOMS.

The property also benefits from A DOWNSTAIRS W/C and a pretty paved courtyard garden.

Fabulous location within easy access to the city centre, Leicester Royal Infirmary and De Montfort University, with a great choice of local, fashionable bars, bistros and restaurants within walking distance of the centre.



**RECEPTION ROOM ONE**  
**15'0" x 10'3" (4.58 x 3.14)**

Fitted recess cupboards with shelving above, gas fireplace with tiled inset and wooden surround, picture rail, coving, radiator, double glazed bay windows to front aspect.



**ENTRANCE HALLWAY**

Wooden front door, Minton flooring, picture rail, staircase rising to first floor, under stairs cupboard, spot lights and two radiators.



**RECEPTION TWO**  
**12'0" x 10'7" (3.68 x 3.23)**

Cast iron fireplace with wooden surround, fitted shelving unit, picture rail, radiator, double doors to rear aspect leading into garden.



**DINING ROOM**  
**10'1" to bay x 11'8" (3.09 to bay x 3.57)**  
Solid fuel log burner, radiator, bay window to side aspect.



**LANDING**  
Access to loft, radiator, spotlights.



**KITCHEN**  
**12'10" x 8'3" max (3.93 x 2.52 max)**  
Fitted units with worktops and tiled splashbacks, sink with drainer, 'Worcester' boiler, plumbing for washing machine, space for fridge freezer, gas point, radiator, two windows to side aspect.

**INNER HALLWAY**  
**5'9" x 2'11" (1.76 x 0.89)**  
Door to side aspect leading into courtyard garden.

**DOWNSTAIRS W/C**  
**5'2" x 2'6" (1.60 x 0.78)**  
Pedestal wash hand basin, low level W/C, radiator, frosted window to side aspect.



**BEDROOM ONE**  
**14'11" to bay x 12'10" (4.57 to bay x 3.93)**  
Cast iron fireplace with wooden surround, fitted wardrobe, picture rail, radiator, spot lights, double glazed bay windows to front aspect.



**BEDROOM TWO**  
**12'2" x 12'0" (3.73 x 3.66)**

Cast iron fireplace, fitted wardrobe, picture rail, spot lights, radiator, double glazed window to rear aspect.



**BATHROOM**  
**7'1" x 5'2" (2.17 x 1.59)**

Bath with mains shower over, vanity wash hand basin, low level W/C, heated towel rail, tiled floor and walls, double glazed window to side aspect.



**BEDROOM THREE**  
**11'3" x 8'3" (3.45 x 2.52)**

Picture rail, spot lights, radiator, double glazed window to rear aspect.



**OUTSIDE**

A well presented courtyard garden mainly paved with flower borders containing mature established shrubs, bushes and plants, power point, water tap, gate to side aspect.

To the front of the property you have railings with a gate and a paved area with flower borders.



Viewing strictly by appointment through Barkers Estate Agents.  
Hours of Business:  
Monday to Friday 9am -5pm  
Saturday 9am - 4pm



### 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



### 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

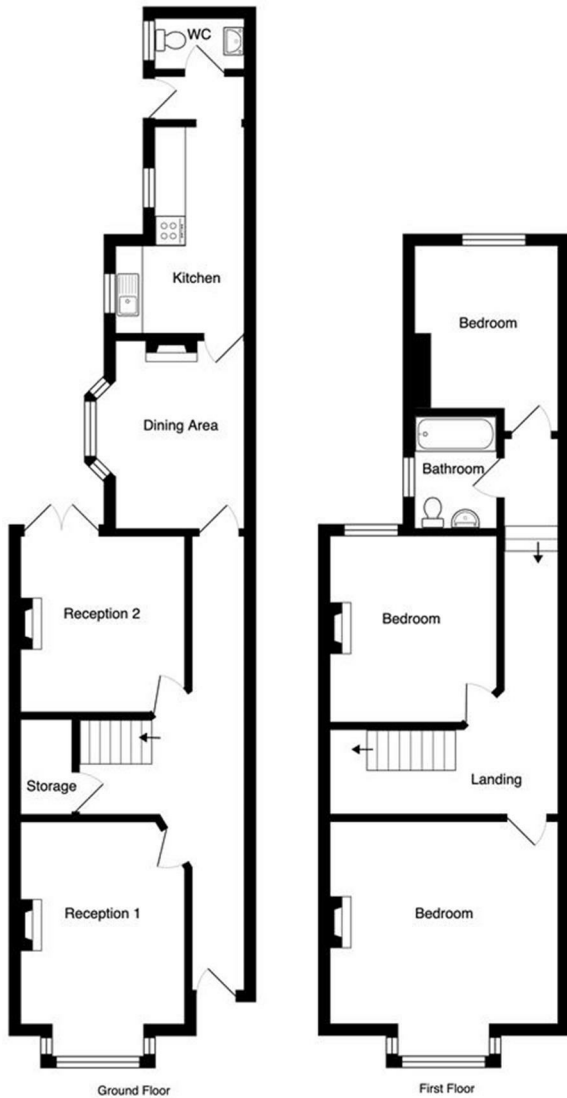
### GENERAL REMARKS

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.

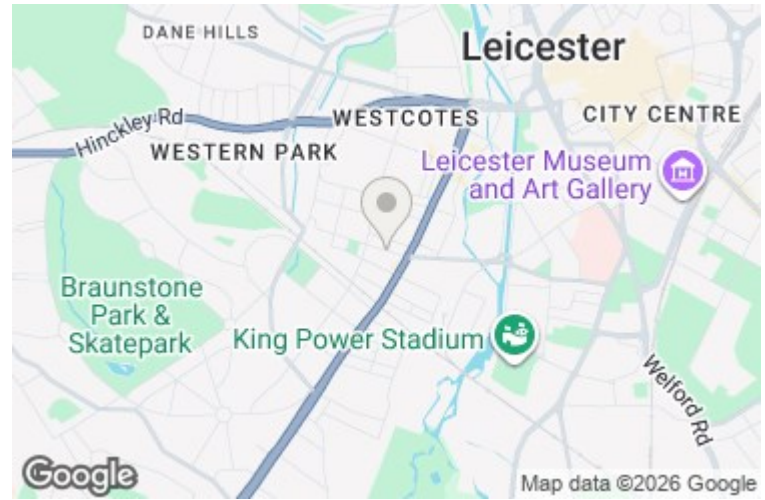
### MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

### VIEWING TIMES



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) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



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- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
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- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

