SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

# Asking Price £200,000

## Norman Street, West End, Leicester, LE3 0BA

- Terraced Property
- Two Receptions
- Bathroom
- EPC Rating D
- West End Location
- Three Bedrooms
- Kitchen
- Freehold
- Council Tax Band A
- Courtyard Garden

barkers1985.co.uk

79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

A THREE BEDROOM terraced property located off NARBOROUGH ROAD.

The property briefly comprises entrance hallway, two reception rooms, and kitchen on the ground floor.
On the first floor there are three bedrooms and a bathroom.

To the rear of the property is a courtyard garden.

Norman Street is centrally located for De Montfort University, Leicester City Centre with easy access to the major motor links.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394

**ENTRANCE HALL**
Front door, built in under stairs cupboard.

**RECEPTION ONE**
**12'3" x 9'10" (3.75 x 3.00)**
Meter cupboard, radiator, dado rail, double glazed window to front aspect.

**RECEPTION TWO**
**12'11" x 11'3" (3.96 x 3.43)**
Radiator, double glazed window to rear aspect.

**KITCHEN**
**16'7" x 7'8" (5.06 x 2.34)**
Fitted units with worktops and tiled splash backs, sink with drainer, plumbing for washing machine, gas hob oven and extractor, space for fridge freezer, boiler attached to wall, built in storage cupboard, double glazed window and door to side aspect.

**LANDING**
Access to loft, radiator.

**BEDROOM ONE**
**13'10" x 12'3" (4.23 x 3.75)**
Fitted wardrobes, radiator, double glazed window to front aspect.

**BEDROOM THREE**
**9'7" x 7'2" (2.94 x 2.20)**
Radiator, double glazed window to rear aspect.

**BEDROOM TWO**
**11'10" x 11'4" (3.63 x 3.46)**
Built in cupboard, radiator, double glazed window to rear aspect.

**BATHROOM**
**6'6" x 5'4" (2.00 x 1.64)**
Bath with electric shower, low level W/C, pedestal wash hand basin, part tiled walls, double glazed frosted window to side aspect.

## OUTSIDE

## 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

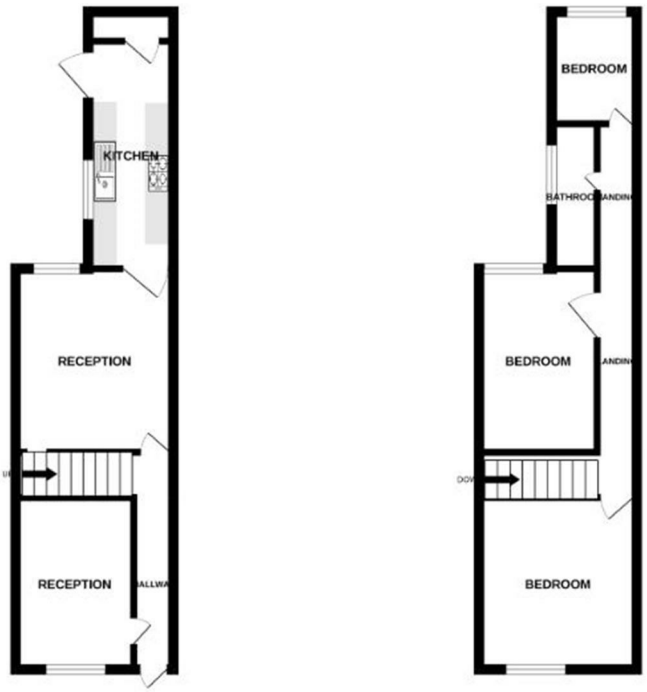
## GENERAL REMARKS

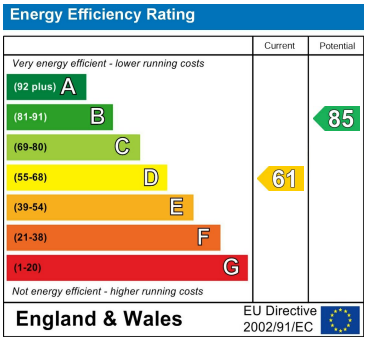
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents 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.
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

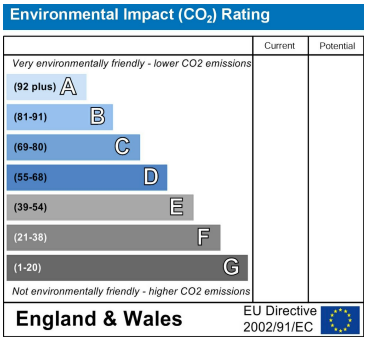
## AML DISCLAIMER

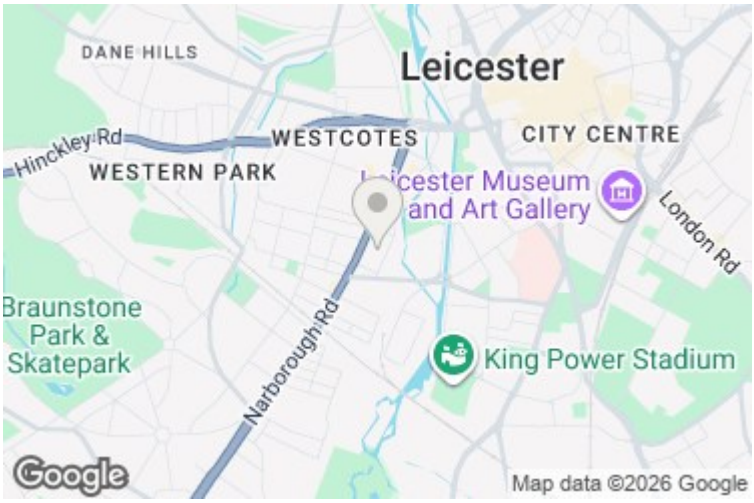
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.

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







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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

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