

£275,000

Sweetbriar Road, West End, Leicester, LE3 1AP

- Block Of Three Flats
- 2 x 1 Bed Flats
- EPC Ratings D
- Freehold Property
- Offered With Vacant Possession
- West End
- 1 x Studio Flat
- Council Tax Bands A
- Shared Garden
- No Upward Chain



ATTENTION INVESTORS! FREEHOLD BLOCK OF 3 SELF CONTAINED FLATS! Comprising **TWO ONE BEDROOM FLATS** and **ONE STUDIO FLAT!**

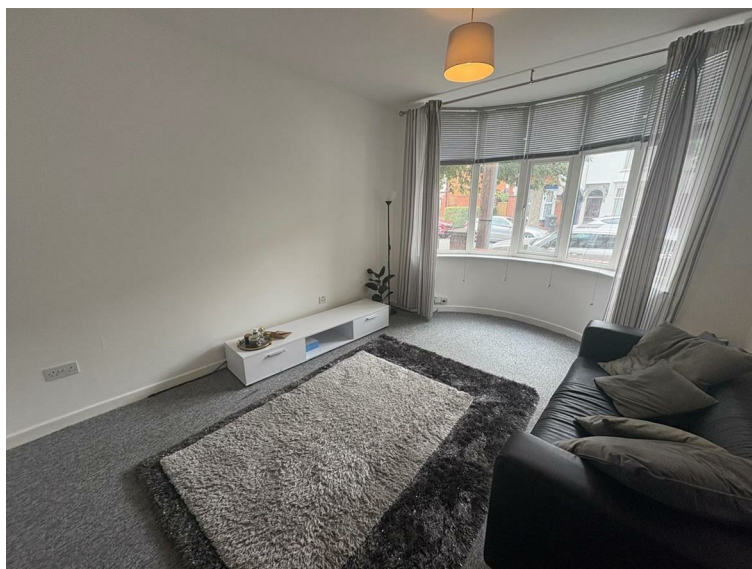
This converted property is superbly situated within the thriving West End city suburb, being well served for an array of everyday local amenities along Narborough Road and nearby Braunstone Gate, Fosse Park retail shopping, the Motorway networks & City Centre.

The accommodation would provide an excellent investment opportunity and is offered with vacant possession. Each flat has a private entrance and benefits from use of shared garden.

EARLY VIEWING IS HIGHLY RECOMMENDED.

FLAT ONE

Self contained ground floor flat comprising of entrance hall, double bedroom, fitted kitchen and bathroom with door leading to shared garden:



RECEPTION ROOM

14'6" (to bay) - 10'9" (4.44 (to bay) - 3.30)

With gas central heated radiator and double glazed bay window to front elevation:



BEDROOM

11'0" x 11'2" (3.36 x 3.42)

Double bedroom with fitted wardrobes, radiator and double glazed window overlooking shared garden:



FITTED KITCHEN

12'5" x 7'10" (3.80 x 2.41)

Kitchen with a variety of base and wall units with worktops over, stainless steel sink drainer, radiator, electric cooker, space is provided for fridge / freezer & washing machine. Double glazed window to side elevation:



UTILITY

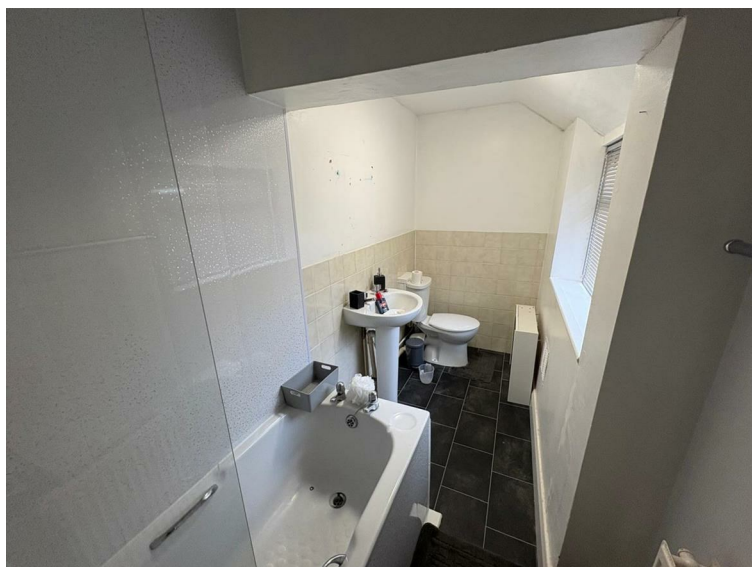
With wall mounted gas combi boiler, wooden back door leading to shared garden:



RECEPTION ROOM

14'6" (to bay) - 10'9" (4.44 (to bay) - 3.30)

With gas central heated radiator and double glazed bay window to front elevation:



BATHROOM

11'9" x 4'9" (3.59 x 1.47)

White three piece suite with low level w/c, pedestal sink, mixer shower. Double glazed window to side elevation:

FLAT TWO

Accessed to the rear of the building via a fire escape and located on the first floor, one bedroom comprising reception room, bedroom, kitchen and bathroom:



BEDROOM

12'10" x 12'0" (3.92 x 3.68)

Double bedroom with fitted wardrobes, radiator and double glazed window overlooking shared garden:



BATHROOM

7'6" x 5'0" (2.31 x 1.54)

White three piece suite with low level w/c, pedestal sink, mixer shower. Double glazed window to side elevation:



LOUNGE / BEDROOM

15'0" x 16'4" (4.58 x 5.00)

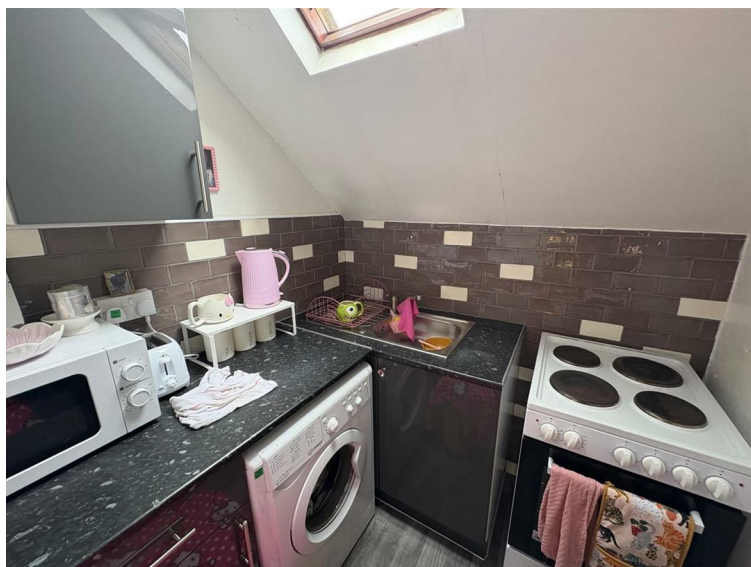
With electric heater and double glazed window to front elevation:



KITCHEN

9'8" x 7'10" (2.96 x 2.39)

Kitchen with a variety of base and wall units with worktops over, stainless steel sink/drain, wall mounted combi gas boiler, radiator, electric cooker, space is provided for fridge / freezer & washing machine. Double glazed window to rear elevation:



KITCHEN

5'9" x 4'2" (1.77 x 1.28)

Kitchen with a variety of base units with worktops over, electric cooker, stainless steel sink. Space is provided for a fridge. Double glazed velux window:

FLAT THREE

Accessed to the rear of the building via a fire escape and located on the second floor studio comprising lounge/bedroom, kitchen and bathroom:

ENTRANCE HALL

Secure entrance with electric heater:



BATHROOM

5'6" x 5'7" (1.69 x 1.72)

White three piece suite with low level w/c, pedestal sink, bath and mixer taps. Velux window to ceiling:



OUTSIDE

The property benefits from a shared courtyard garden with additional outside store:

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

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

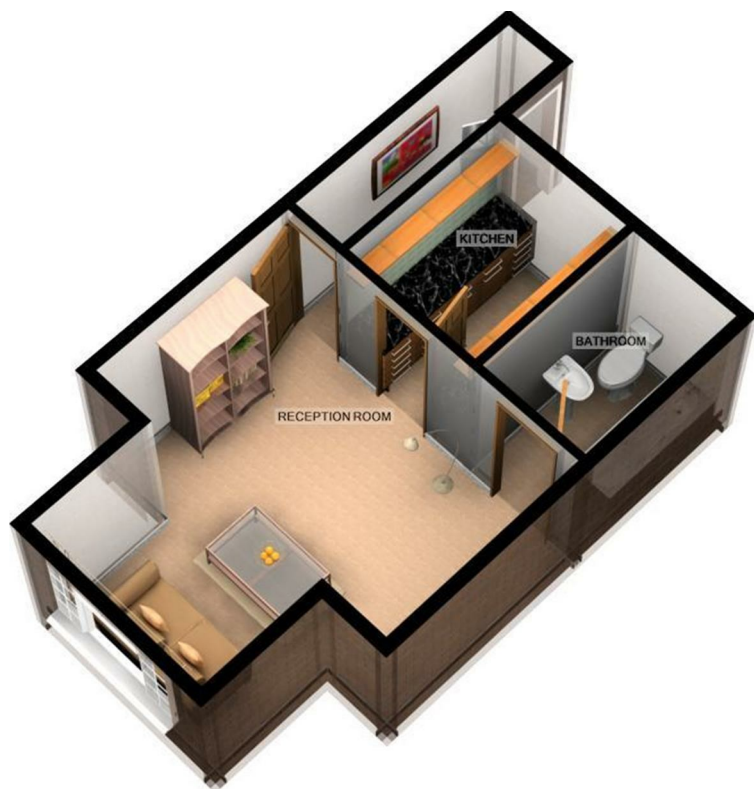
Monday to Friday 9am -5.30pm

Late Night on Wednesdays until 7pm

Saturday 9am - 4pm



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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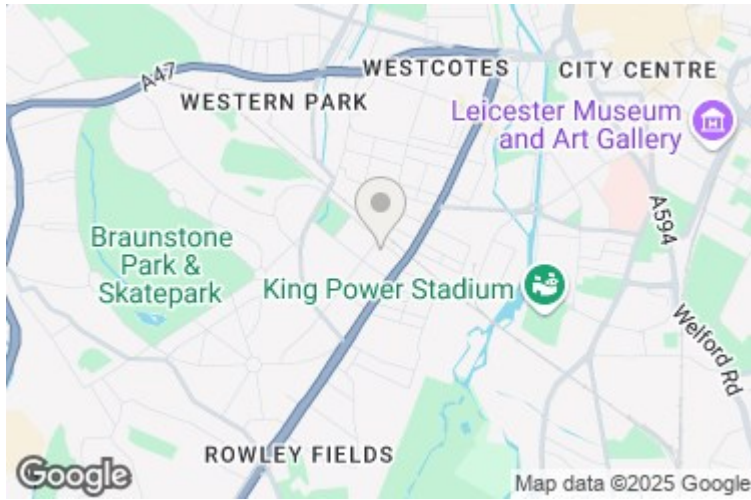
TOTAL APPROX. FLOOR AREA 407 SQ.FT. (37.8 SQ.M.)

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| 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 ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | | |
| 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

