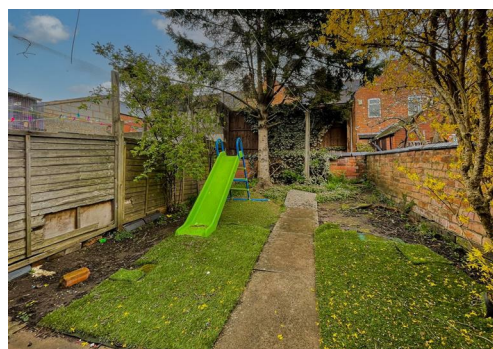




# Asking Price £190,000

## Bridge Road, Leicester, LE5 3LA

- Terraced Property
- Two Reception Rooms
- Bathroom
- Double Glazed and Gas Central Heating
- Freehold
- Two Double Bedrooms
- Kitchen
- Pretty Rear Garden
- EPC Rating D Council Tax Band A
- No Upper Chain





A good sized TWO DOUBLE bedroom terraced house located just off UPPINGHAM ROAD.

The home is being sold with NO UPPER CHAIN and would suit FTB or INVESTORS alike.

Briefly comprising TWO RECEPTION ROOMS and a kitchen to the ground floor.

On the first floor there are two double bedrooms and a bathroom.

Nice Courtyard Garden to the rear with the original outbuildings.

Within close proximity to local amenities including shops, schools, and places of worship.



#### RECEPTION ONE

**12'10" to bay x 11'2" (3.92 to bay x 3.41)**

Front door, meter cupboard, radiator, gas fire, coving, double glazed bay window to front aspect.



#### RECEPTION TWO

**11'5" x 11'1" (3.50 x 3.40)**

Under stairs storage, coving, radiator, double glazed window to rear aspect.

#### INNER HALL

Built in cupboard, double glazed door to side aspect leading out into garden.



#### KITCHEN

**9'8" x 5'8" (2.95 x 1.74)**

Fitted units with worktops and tiled splash backs, sink with drainer, freestanding gas cooker, plumbing for washing machine, space for fridge freezer, radiator, double glazed window to side aspect.

#### LANDING

Radiator





#### **BEDROOM ONE**

**12'6" x 10'11" (3.82 x 3.34)**

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



#### **BATHROOM**

**13'3" x 5'10" (4.04 x 1.80)**

Bath with mains shower, low level W/C, pedestal wash hand basin, part tiled walls, built in cupboard housing 'Worcester' boiler, radiator, double glazed window to rear aspect.



#### **BEDROOM TWO**

**11'6" x 9'8" (3.51 x 2.96)**

Cast iron fireplace, built in cupboard with access to loft, radiator, double glazed window to rear aspect.



#### **OUTSIDE**

Pretty rear garden mainly laid to lawn with flower borders, original outbuildings, water tap, and gate to front aspect.





#### 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.

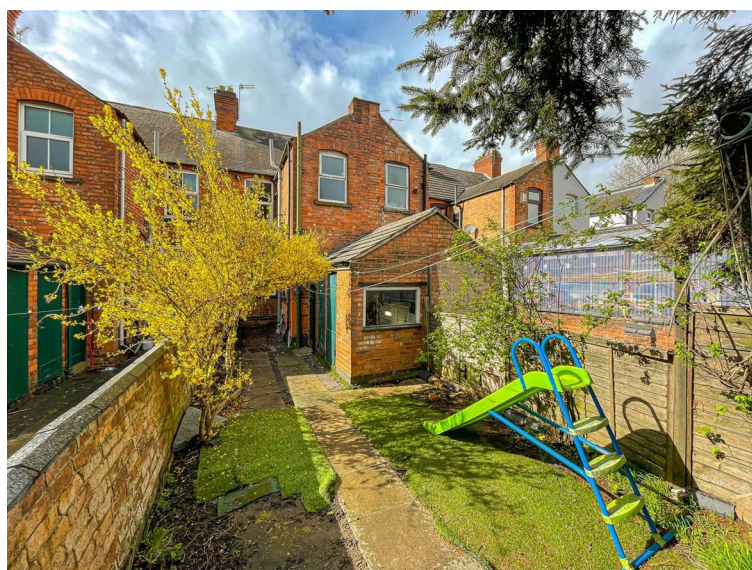
Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,



#### OTHER ASPECT

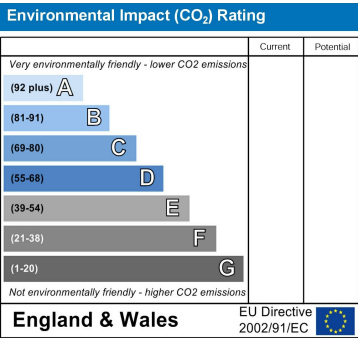
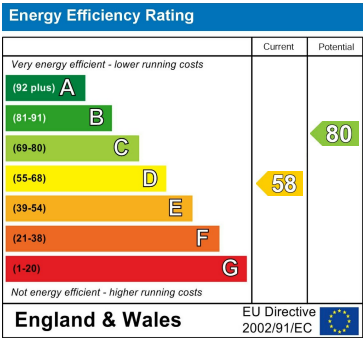


#### AML DISCLAIMER

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



# 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

