SALES
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Barkers Est.1985









Asking Price £170,000

Western Road, Leicester, LE3 0GE

- Palisaded Bay Fronted Terraced House
- Two Reception Rooms
- Bathroom
- Council Tax Band A
- No Upper Chain
- Two Bedrooms
- Kitchen
- Courtyard Garden
- EPC Rating D
- Freehold



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

A palisaded BAY FRONTED terraced property located in the heart of the WEST END and offered for sale with NO UPPER CHAIN.

The property comprises of TWO RECEPTION ROOMS and a kitchen on the ground floor.

On the first floor there are TWO BEDROOMS and a wet room.

To the rear is a courtyard garden and to the front there is a forecourt.

The house is well situated close to De Montfort University and Leicester Royal Infirmary, with a wide selection of shops and restaurants located on Narborough Road.

Viewing is recommended - CALL BARKERS NOW ON 0116 2709394



RECEPTION ONE
16'3" max to bay x 10'9" (4.97 max to bay x 3.30)
Front door, meter cupboard, radiator, bay window to front aspect.



RECEPTION TWO
11'3" x 10'10" (3.45 x 3.32)
Electric fireplace, radiator, window to rear aspect.



KITCHEN
10'9" x 5'10" (3.29 x 1.80)
Fitted units with worktops and tiled splash backs, sink with drainer, four ring gas hob, integrated oven, fridge freezer, and dishwasher, cupboard housing boiler, window and door to side aspect.

LANDING
Access to loft.



BEDROOM ONE
10'10" x 10'10" (3.31 x 3.31)
Fitted cupboard, radiator, window to front aspect.



SHOWER WET ROOM
10'8" x 5'11" (3.26 x 1.82)
Low level W/C, wash hand basin, electric shower, radiator, built in cupboard with plumbing for washing machine, part tiled walls, frosted window to rear aspect.



BEDROOM TWO
11'4" x 7'10" (3.46 x 2.41)
Fitted cupboard, wall mounted electric heater, window to rear aspect.

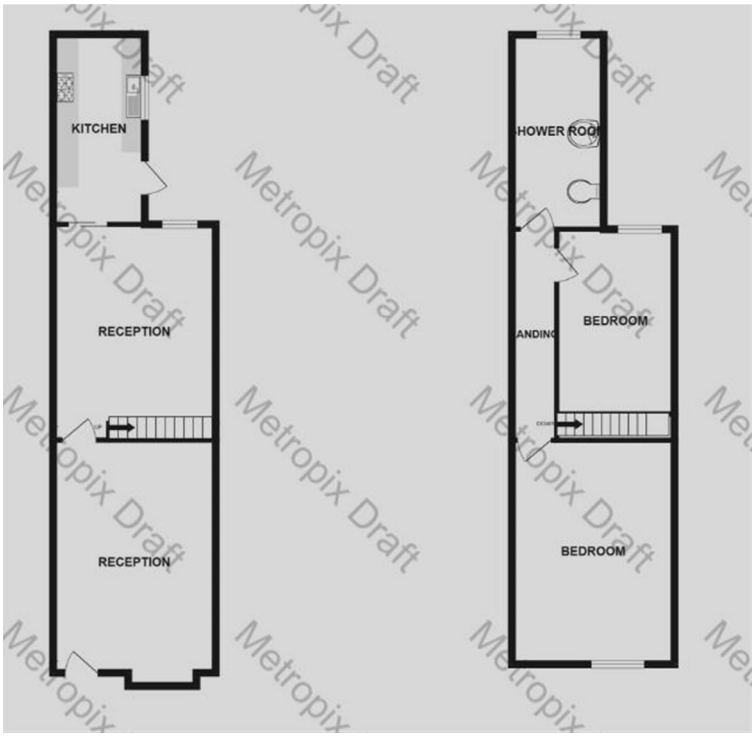


OUTSIDE
Courtyard garden with paved walkway, water tap, gate to rear aspect.

To the front of the property is a low brick wall and gate.

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



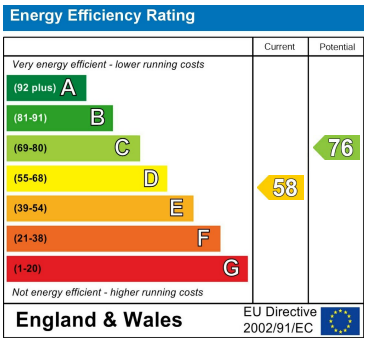


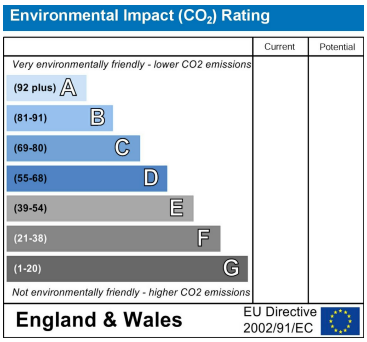
GENERAL REMARKS

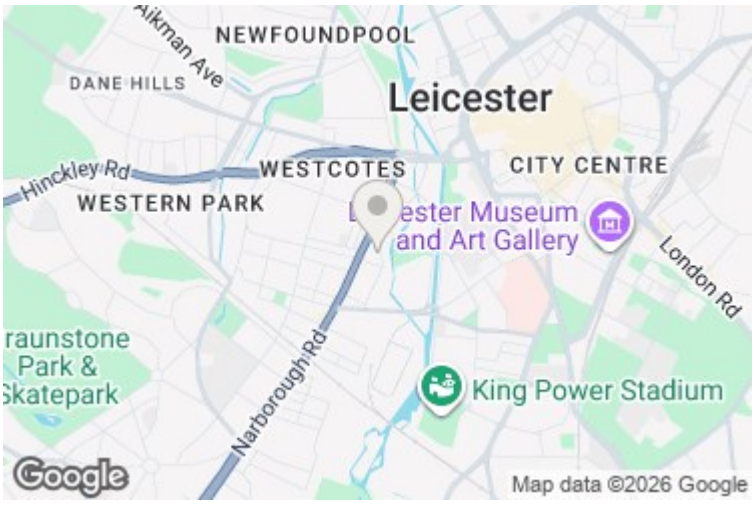
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents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