



Asking Price £180,000

Narborough Road, Leicester, LE3 2AQ

- Mid Terraced House
- Two Reception Rooms
- Downstairs Bathroom
- Freehold
- Council Tax Band A
- West End
- Kitchen
- Three Bedrooms
- Courtyard Garden
- EPC Rating D

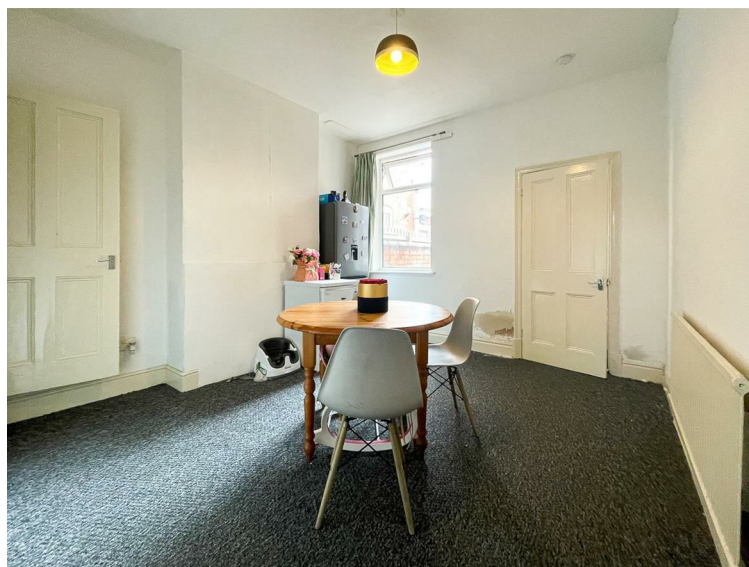


A mid terrace **THREE BEDROOM** house with **TWO RECEPTIONS** and **DOWNSTAIRS BATHROOM** located in the **WEST END**.

This well presented home briefly comprises two receptions kitchen and downstairs bathroom on the ground floor, on the first floor there are three bedroom.

To the rear is a good sized courtyard garden with decking area. To the front of the house is a gravelled area.

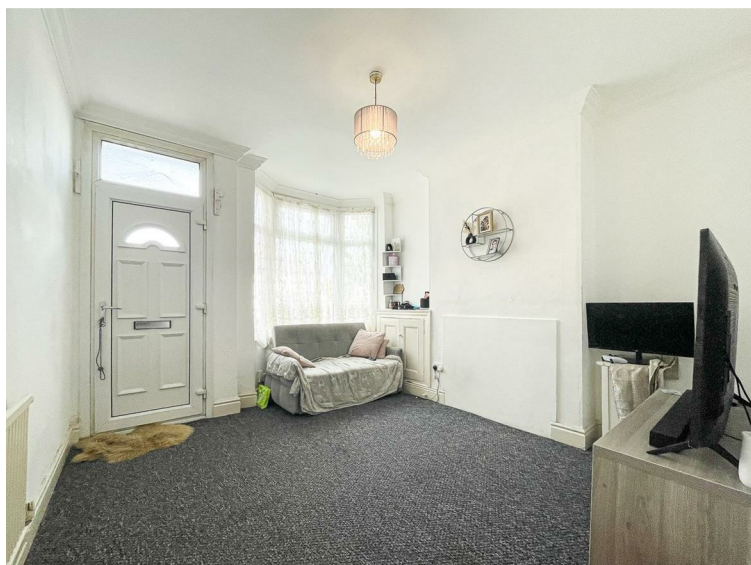
Located on Narborough Road with easy access to a wealth of shops, supermarkets, restaurants, and other local amenities. The area is well-served by public transport links and is within close proximity to the city centre and Fosse Park.



RECEPTION TWO

11'8" x 11'4" (3.58 x 3.47)

Radiator, staircase rising to first floor, double glazed window to rear aspect, door leading into,



RECEPTION ONE

13'6" into bay x 11'5" (4.12 into bay x 3.49)

Double glazed front door, meter cupboard, coving, radiator, double glazed bay window to front aspect, door leading into,



KITCHEN

13'3" x 6'1" (4.05 x 1.87)

Fitted units with worktops and tiled splash backs, sink with drainer, gas point, plumbing for washing machine, boiler, radiator, two double glazed windows to side aspect, door leading to,

INNER HALLWAY

Double glazed door to side aspect leading to outside.

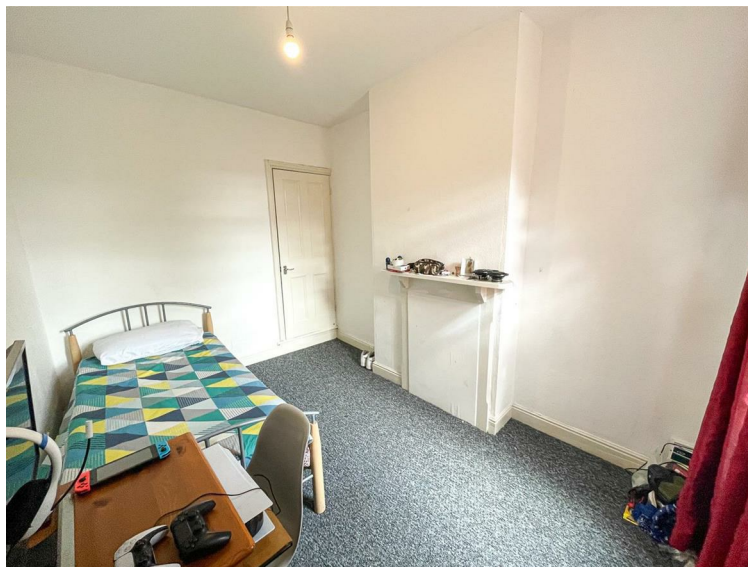


BATHROOM
6'11" x 6'3" (2.13 x 1.91)

Bath, low level W/C, pedestal wash hand basin, part tiled walls, double glazed window to rear aspect.

LANDING

Access to loft



BEDROOM TWO
12'0" x 8'7" (3.68 x 2.62)

Built in cupboard, radiator, double glazed window to rear aspect.



BEDROOM ONE
13'9" into bay x 11'6" (4.21 into bay x 3.51)

Built in cupboard, radiator, double glazed bay window to front aspect.



BEDROOM THREE
13'4" x 6'1" (4.07 x 1.87)

Radiator, double glazed window to rear aspect.



OUTSIDE

Raised decking area, gate to rear 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 -5pm

Saturday 9am - 4pm

AML DISCLAIMER

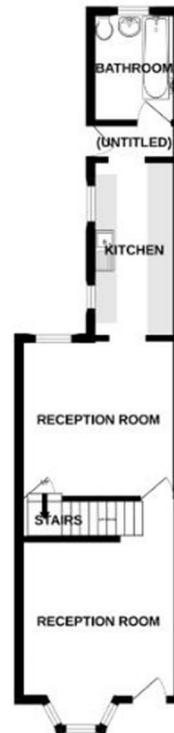
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

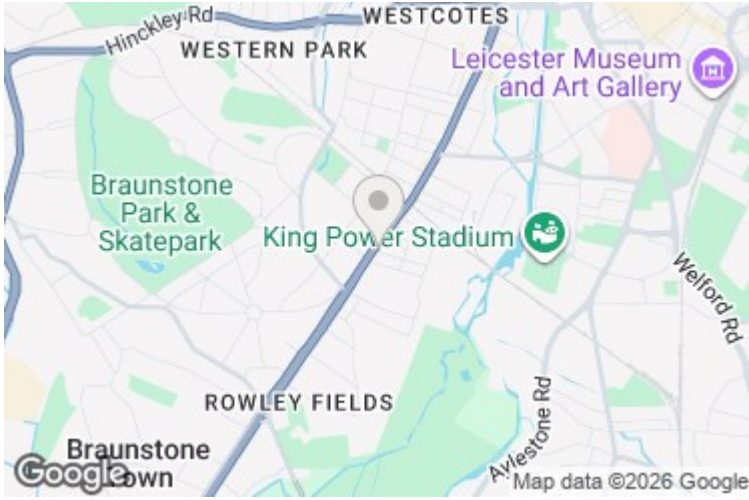
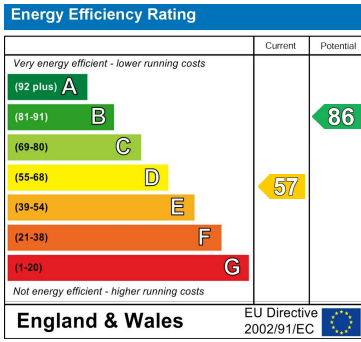
These checks are carried out on our behalf of Moverly, our approved AML provider.

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





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

