

JAMES SELICKS

120 BARCLAY STREET

WEST END
LEICESTER
LE3 0JB

GUIDE PRICE £235,000



Offered to the market with no upward chain, this spacious and well presented three-bedroom terraced home would make an ideal purchase for first-time buyers, growing families or investors alike.

Entrance hall • front reception room • rear reception room • extended dining kitchen • pantry/utility area • three double bedrooms • bathroom • front forecourt • rear courtyard garden • three brick-built outbuildings • EPC - B

Location

Barclay Street lies just off the Narborough Road approximately a mile and a half from Leicester city centre, and provides easy access to the popular bars and restaurants found on Braunstone Gate and Narborough Road.

Accommodation

The property is entered via a uPVC door with window above into an entrance with attractive original-style wall tiling. The front reception room is currently utilised as a ground floor bedroom but would equally make an excellent living room. A generous space, it enjoys a large uPVC bay window to the front, picture rail and ceiling coving. The second reception room has a window to the rear, offering flexibility as either a lounge or dining room.

The extended dining kitchen provides an excellent social space and is fitted with a range of wooden eye and base level units and drawers complemented by black preparation surfaces with tiled splashbacks and an inset stainless steel sink with drainer beneath a side window. Integrated appliances include a stainless steel oven with gas hob and stainless steel extractor hood above, while there is further space and plumbing for a washing machine and ample room for a freestanding fridge-freezer. A half glazed uPVC door leads directly out to the rear garden and tiled flooring runs throughout, to a charming bay window creating the perfect spot for a dining table. There is a useful understairs storage cupboard and a separate pantry/utility area, both providing excellent additional storage.

To the first floor, a landing with arched ceiling coving and loft access gives access to three double bedrooms and a bathroom. The spacious principal bedroom spans the front of the property and benefits from twin uPVC windows, creating a bright and airy room with ample space for freestanding furniture. Bedroom two has a fitted wardrobe and a window overlooking the rear garden. Bedroom three offers further space for freestanding furniture and a rear window. The family bathroom has an opaque glazed window to the side and is fitted with a white three piece suite comprising a panelled bath with shower over, a pedestal wash hand basin and a WC, part tiled walls and tiled flooring.







Outside

To the front of the property is a low-maintenance, walled forecourt and shared side access leading through to an enclosed rear courtyard garden, paved for ease of maintenance, with a small decorative stone area and three useful brick-built outbuildings, ideal for storage.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Leicester City Council

Tax Band: B

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Unknown.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: Shared side access to rear.

Flooding issues in the last 5 years: None our Clients are aware of.

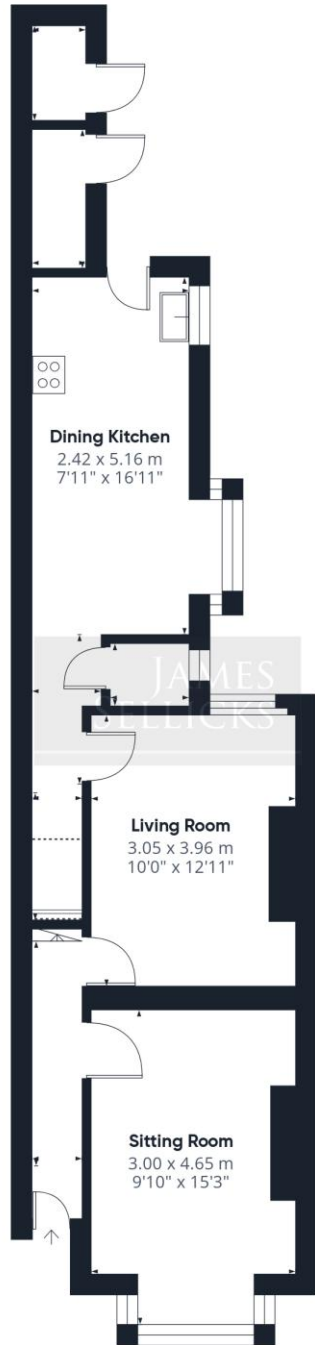
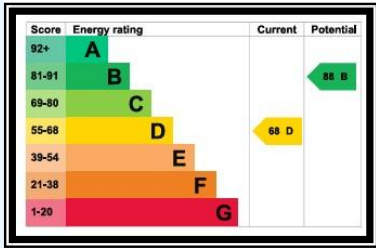
Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.

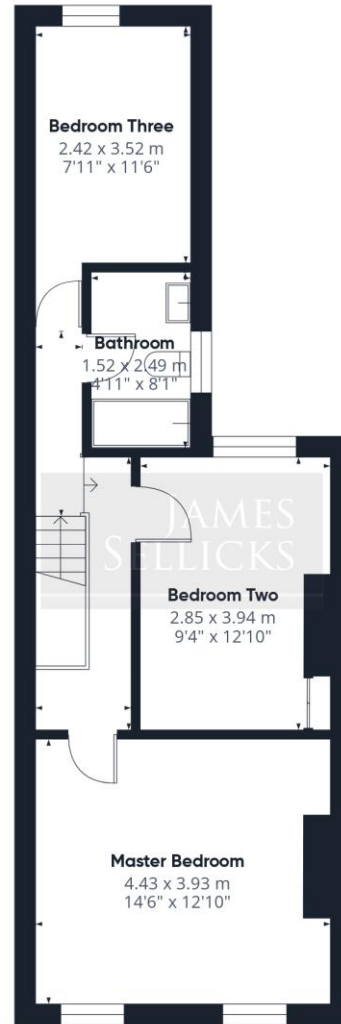








Floor 1



Floor 2



Approximate total area⁽¹⁾

95.4 m²

1026 ft²

Reduced headroom

0.9 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

