



Barbara Road

Leicester, LE3 2EB

Guide Price £255,000



AVAILABLE UNDER AUCTION CONDITIONS AT £280,000

A good sized, extended 3/4 bedroomed detached house in the ever popular district of Rowley Fields. Gas central heating and double glazing throughout. previously split into two flats but now a single residence. Reception room, Spacious lounge, Large dining kitchen, Study/Bedroom 4 with shower cubicle. Three good sized bedrooms and family bathroom on the first floor. Consent granted for a loft conversion. FREEHOLD with VACANT POSSESSION.



Storm Porch

Reception room 11'2" x 10'5" (3.41m x 3.20m)

Inner Hall

Cloak/WC

Lounge 15'9" x 11'1" max (4.81m x 3.40m max)

Kitchen 4.78m x 4.10m

Office/Bedroom 4 11'10" x 7'10" (3.63m x 2.40m)

Landing

Bedroom 1 13'11" x 11'1" (4.25m x 3.40m)

Bedroom 2 11'0" x 11'1" (3.37m x 3.40m)

Bedroom 3 10'10" x 7'1" (3.32m x 2.17m)

Bathroom

Outside

Driveway to the front providing car standing for a number of vehicles and a gated side access to the rear good sized private rear gardens.

Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the auctioneers, neither have the telephone or television points.

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the buyer.

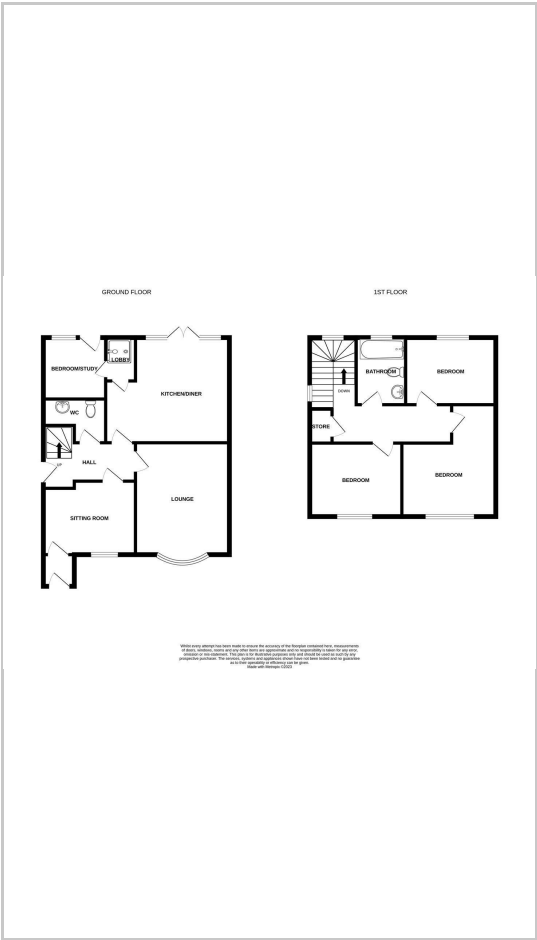
Buyer's Administration Fee

Buyers will be required to pay an auction administration fee of £1,200 inc VAT

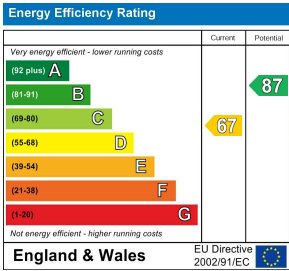
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.