



151 Barclay Street

, Leicester, LE3 0JE

Price Guide £175,000

** GUIDE PRICE - £175,000-£185,000 **

An excellent opportunity to acquire a two-bedroom terraced home, ideally suited to first-time buyers, investors or those looking to put their own stamp on a property. Conveniently located with strong transport links and easy access to local amenities, the property offers a practical layout and plenty of potential.

The home benefits from uPVC double glazing and gas central heating, providing comfort and efficiency throughout.

Internally, you are welcomed via an entrance hall leading through to two generously sized reception rooms. These offer flexible living space, with scope to create a comfortable lounge and separate dining area, home office or additional sitting room depending on your requirements.

The kitchen has been updated in recent years and provides a functional range of units with ample worktop space and room for appliances, offering a solid foundation for further improvement if desired.

Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



2 1 2 C

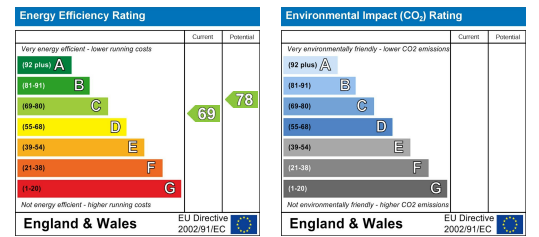
Floor Plan



Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.