



Barton Road, Leicester, LE3



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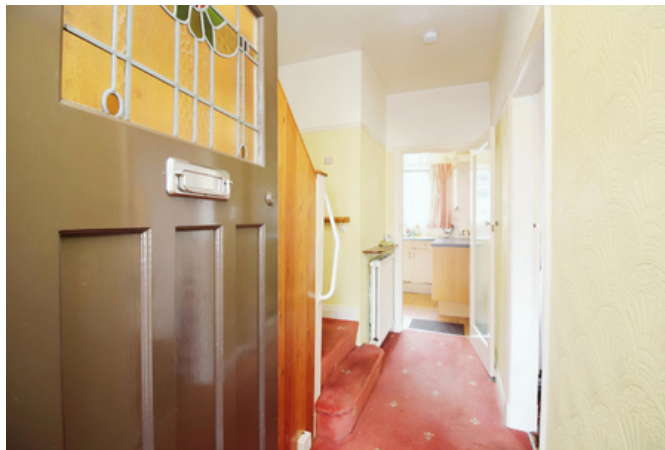


£260,000

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## Key Features

- Three Bedroom End of Terrace House
- Available With No Upward Chain
- In Need of Modernisation But Boasting Amazing Potential
- Characterful Features Throughout
- Popular Residential Location
- Larger Than Normal Rear Garden
- EPC rating TBC
- Freehold







**NO UPWARD CHAIN** - Enjoying a larger than average garden at the rear, fall in love with this traditional bay fronted three bedroom end terrace home offering a range of period features such as picture rails and a stained glass wooden door with incredible potential to transform into a wonderful family home with local schooling just a short walk away. Benefiting from gas central heating, the layout includes an entrance porch and hall, lounge with bay through to the dining area, kitchen, with the first floor offering three bedrooms and bathroom. The plot offers a low maintenance front garden. Ideally situated for access into Leicester City Centre, an immediate viewing comes highly recommended.

### Ground Floor

Upon entry to the accommodation, you step into an entrance porch with a characterful wooden door with stained glass inset opens into the hallway which serves access to the downstairs accommodation as well as offering a staircase to the first floor. The living area enjoys an abundance of natural light provided by a walk in bay window to the front elevation, with carpet flooring and open access through to the dining area providing the perfect space for those occasions when entertaining and features French doors which open out into the larger than normal rear garden. The kitchen is fitted with a range of units with roll edge work surfaces over, tiled splashbacks, inset sink and drainer and wall mounted Worcester Boiler. There is also access to a useful pantry.

### First Floor

The landing provides access to all of the upstairs accommodation with a hatch to the loft space boasting the potential to create further storage space. The main Bedroom is located to the front of the property and is double in size, with a built in cupboard into the alcove and a window to the front. Two further bedrooms are found at the rear, both with built in wardrobes and views of the larger than normal rear

garden. The bathroom benefits from a bathroom and wash hand basin with a door leading to an enclosed WC.

### Outside

Situated in a popular residential location, the plot offers a low maintenance front garden with gated access to the side leading to a larger than normal garden offering paved and lawned areas, with access to an outside WC and shed.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be









required before a sale can be agreed.

### Agents Note

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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.



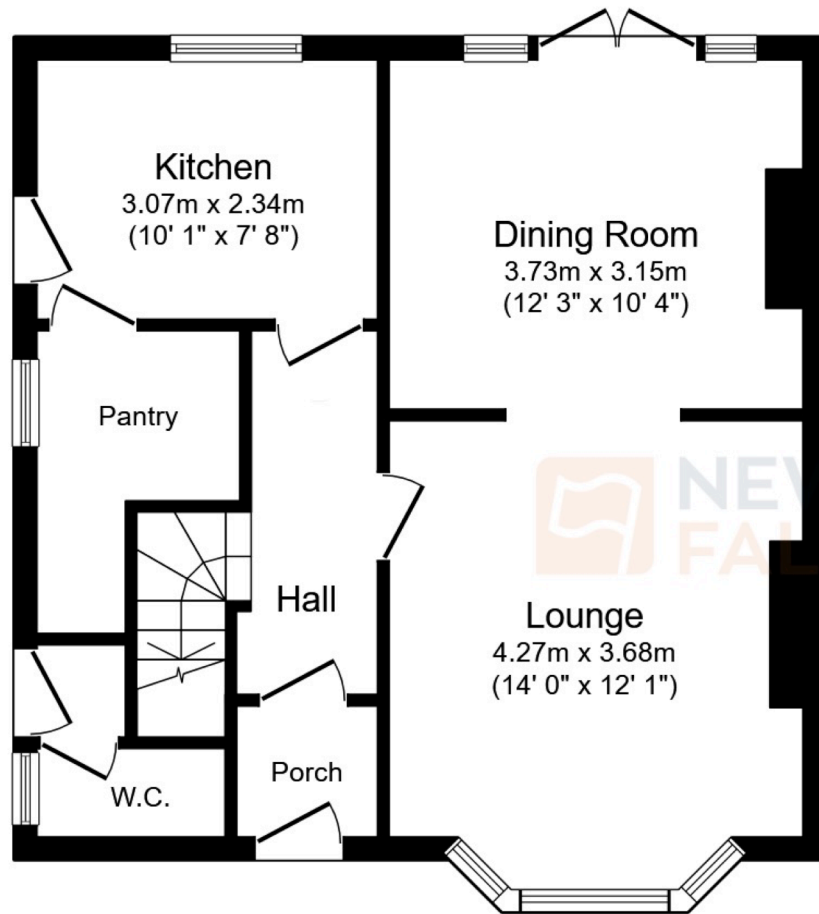






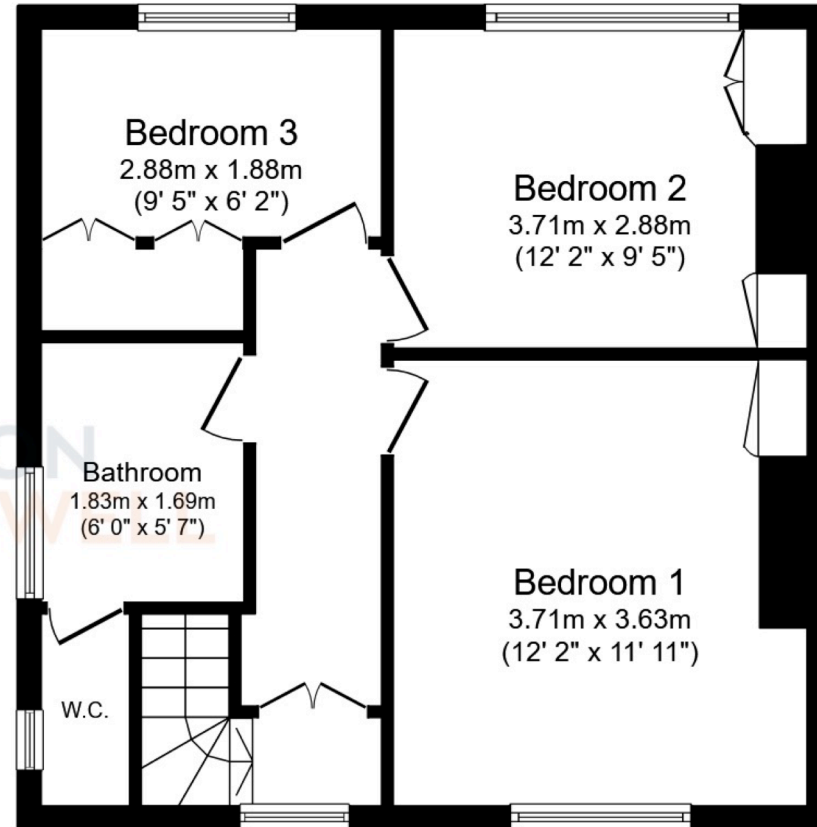






## Ground Floor

Floor area 49.2 sq.m. (530 sq.ft.)



## First Floor

Floor area 48.3 sq.m. (520 sq.ft.)

**TOTAL: 97.6 sq.m. (1,050 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



