

**Offers in Excess of £189,000**

## **Tyrrell Street, West End, Leicester, LE3 5SA**

- Attractive Terraced Property
- Streamlined Fitted Kitchen
- G/F Bathroom Suite & Shower
- Walled Courtyard Garden
- Ideal FTB or B2L Investment
- Two Reception Rooms
- Three Double Bedrooms
- GCH, DG, EPC D, C/Tax A & Freehold
- West End Location
- No Upward Chain

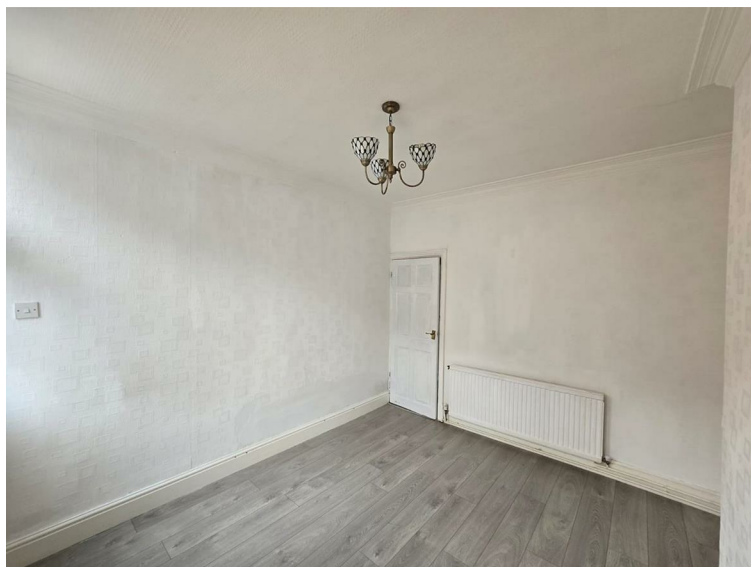




## AN ATTRACTIVELY PRESENTED THREE BED MID TERRACED PROPERTY

Superbly situated within the thriving West End city suburb of Leicester, being well served for De Montfort University, Leicester Royal Infirmary, the City Centre with everyday amenities found locally in nearby Woodgate. This spacious & well appointed living accommodation would provide an ideal Investment Opportunity or Starter Home & briefly comprises, two reception rooms, streamlined fitted kitchen, three bedrooms to first floor and ground floor bathroom suite with shower and walled garden.

EARLY VIEWING HIGHLY RECOMMENDED | AVAILABLE WITH NO UPWARD CHAIN



### FRONT RECEPTION ROOM 11'06 x 10'10 (3.51m x 3.30m)

Original meter cupboard, wood style flooring, radiator & double glazed window to front elevation:



### REAR RECEPTION ROOM 12'06 x 10'10 (3.81m x 3.30m)

Useful under stair storage cupboard, wood style flooring, radiator & double glazed window to rear elevation. Stairs leading off to first floor:



### FITTED KITCHEN 13'09 x 7 (4.19m x 2.13m)

Comprising a range of wood effect base, wall & drawer units, finished with co-ordinating work surfaces over, tiled splashbacks, steel sink unit & drainer. Having integrated single electric oven & four ring gas hob, extractor chimney, space has been provided for fridge/freezer, Viessman boiler, radiator and double glazed windows to side elevation: Leading onto:

### OUTER LOBBY 6'4" x 5'2" (1.93 x 1.57)

Storage cupboard and door to garden:



#### **BATHROOM SUITE**

**8'09 x 6'03 (2.67m x 1.91m)**

Fitted with a modern white three piece bathroom suite comprising of panelled bath with electric shower over, pedestal sink and low level wc, tiled surround, wall mounted heated towel rail, and double glazed opaque window to side elevation:

#### **FIRST FLOOR LANDING**

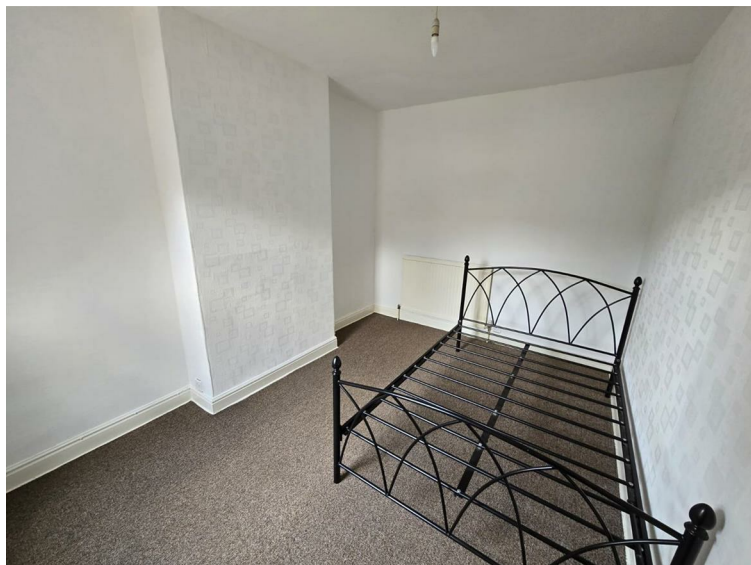
Radiator & loft access:



#### **BEDROOM ONE**

**12'04 x 11'04 (3.76m x 3.45m)**

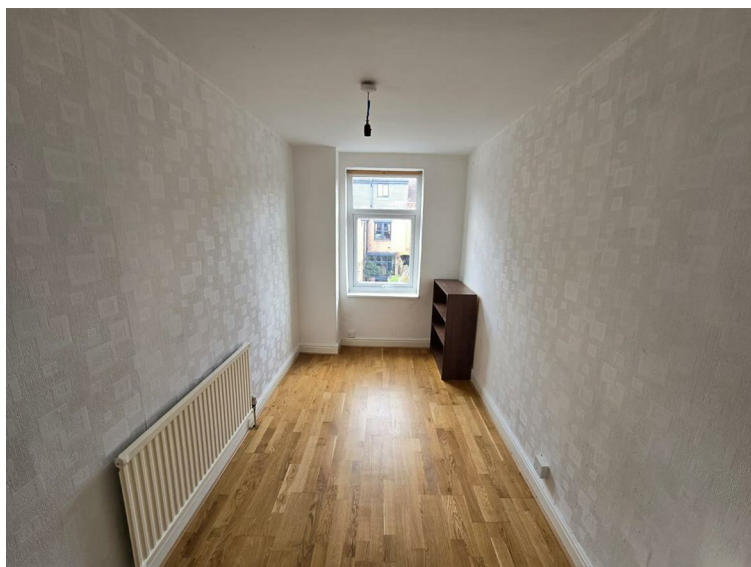
Useful over stair storage cupboard, radiator and double glazed window to front elevation:



#### **BEDROOM TWO**

**12'05 x 9'1 (3.78m x 2.77m)**

Radiator and double glazed window to rear elevation:



#### **BEDROOM THREE**

**12'09 x 6'04 (3.89m x 1.93m)**

Radiator and double glazed window to rear elevation:





#### REAR GARDEN

To the rear of the property is an enclosed wall courtyard garden with handy side gated entry way:

#### 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.

#### MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

#### MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

#### VIEWING TIMES

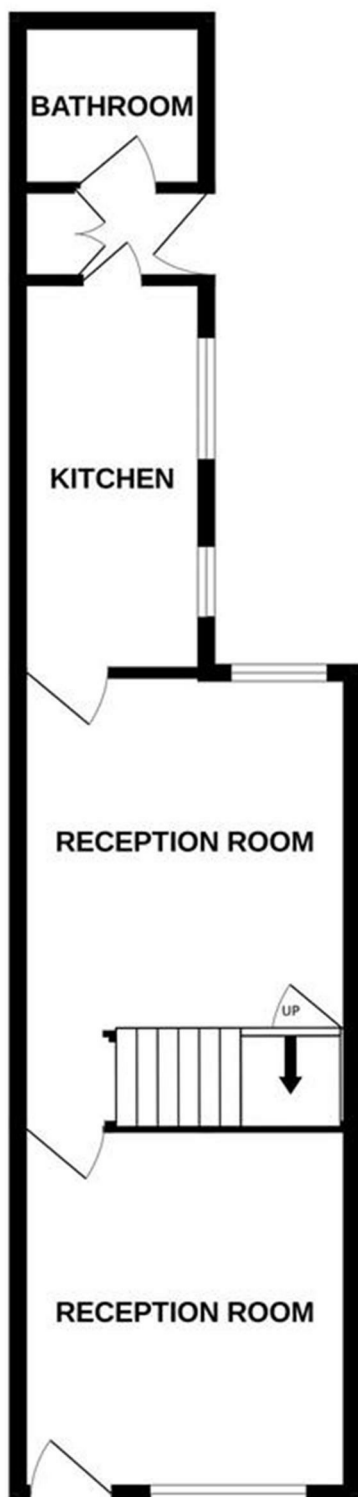
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

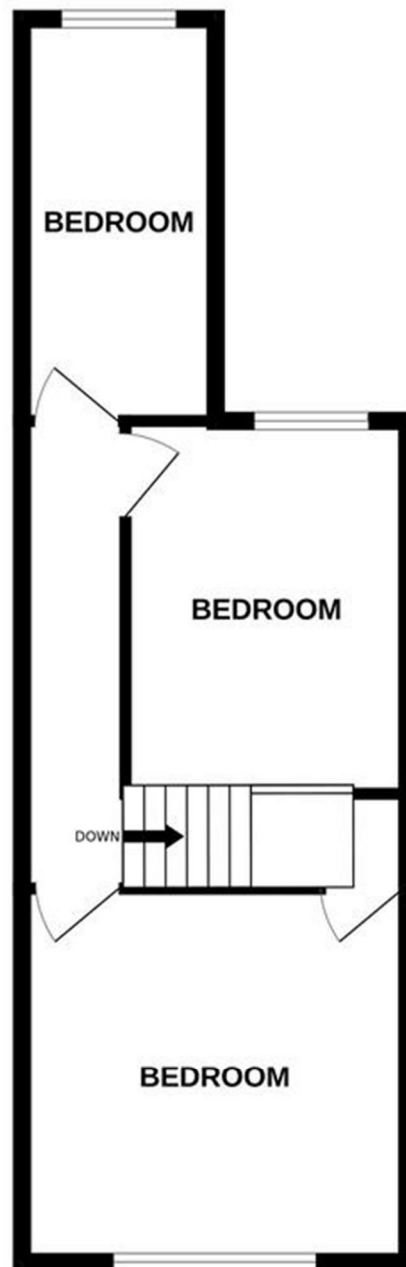
Monday to Friday 9am - 5.30pm

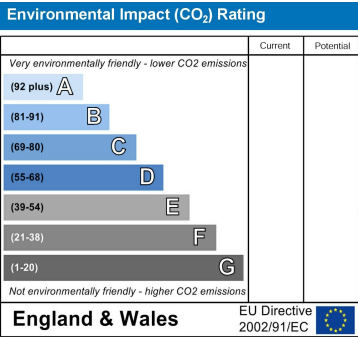
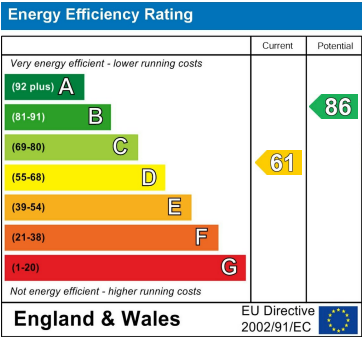
Saturday 9am - 4pm

GROUND FLOOR



1ST FLOOR





# 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

