



Offers Around £375,000

Gotham Street, Leicester, LE2 0NA

- Period Terraced Property
- Character Features
- Kitchen/Diner
- Two Shower Rooms
- Council Band A Freehold
- Conservation Area
- Two Reception Rooms & Cellar
- Three/Four Bedrooms
- Rear Patio Garden
- Awaiting EPC



A BEAUTIFULLY APPOINTED THREE/FOUR BEDROOM, TWO RECEPTION ROOMS and CELLAR - BAY FRONTED TERRACED property, located within a Conservation Area of Leicester off the London Road. The property is offered in good decorative order and retains a wealth of original features.

The accommodation briefly comprises of tiled entrance hallway, TWO RECEPTION ROOMS, kitchen/diner, CELLAR, THREE/FOUR BEDROOMS, TWO SHOWER ROOMS (including one en-suite) and benefitting from G.C.H., pretty paved courtyard to rear.

INTERNAL VIEWINGS STRONGLY RECOMMENDED - CALL 0116 2709394

ENTRANCE HALLWAY

original entrance door and flooring, central heating radiator, stairs to first floor and doors giving access to:



RECEPTION ONE 11'3 x 13'11 (3.43m x 4.24m)

Well proportioned reception room featuring sash bay window overlooking front aspect, coving to ceiling, central heating radiator:



RECEPTION TWO 12'2 x 12'0 (3.71m x 3.66m)

Stripped wooden floor, central heating radiator. Double glazed window to rear elevation., door leading to:



RECEPTION 2 OTHER ASPECT



KITCHEN/DINER

7'10 x 17'5 (2.39m x 5.31m)

Range of fitted units with tiled splashback and underneath lighting, Sink with drainer, built in electric hob with ' Whirlpool ' oven below and ' Hotpoint ' extractor above, ' Baxi Combi Boiler, plumbing for W/M, built in breakfast bar, D/glazed windows and door to side, stairs leading to,



CELLAR

13'8" excludes recess x 10'3" (4.17 excludes recess x 3.12)

Converted cellar providing useful additional living space and consisting of:

Wall-mounted units housing meters and consumer units, spot lights to ceiling, central heating radiator:

Additional recessed area ideal for storage. (8'75 x 3'48)



KITCHEN ASPECT TWO

FIRST FLOOR LANDING

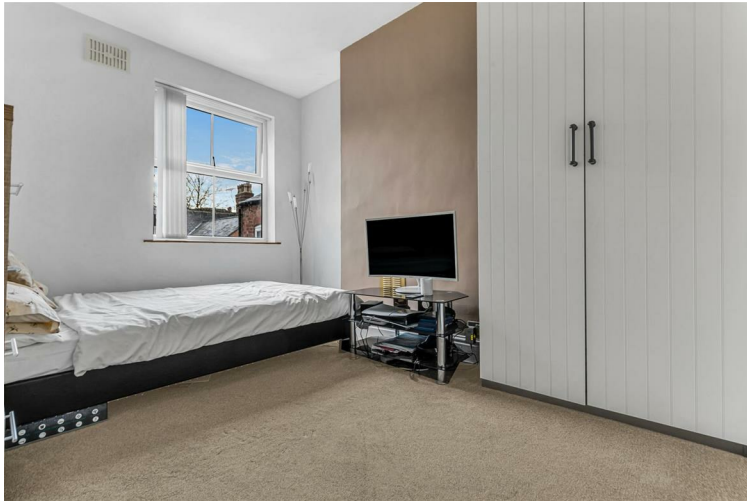
Radiator, double glazed window to side elevation and stairs leading to second floor



BEDROOM ONE

14'11 x 12'1 (4.55m x 3.68m)

Radiator, double glazed window to front elevation:



BEDROOM TWO
9'1 x 11'11 (2.77m x 3.63m)
Radiator, double glazed window to rear elevation



SHOWER ROOM
Shower Cubicle with sliding glass door and shower, low level W/C, vanity sink unit with underneath drawers, heated towel rail, fully tiled walls and floor, underfloor heating, double-glazed frosted window to side.



DRESSING ROOM/BEDROOM 4
Fitted a rail and shelving



BEDROOM THREE
9'5 x 15'10 (2.87m x 4.83m)
Located on the second floor this room has a Velux Window to front, radiator, double glazed window to rear, built in cupboard with sliding door offering eaves storage.



BEDROOM 3 / ASPECT 2

EN-SUITE SHOWER ROOM

Fully tiled wall and floor, vanity sink, low level W/C, heated towel rail, shower cubicle with shower.



OUTSIDE

Pretty railed forecourt garden to front and the rear courtyard garden is mainly paved & lined with low level brick borders filled with hardy shrubs. Handy gated side access leading to Gotham Street.

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.

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday

9am -5.30pm,

Saturday

9am - 5pm,

Sunday - 10am - 2pm.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. They are able to provide totally independent advice for your mortgage needs. Please ask if you require further information.

FREE VALUATION

We would be happy to provide you with a free market appraisal/valuation of your own property, should you wish to sell. Please speak to one of our staff to arrange a mutually convenient appointment.

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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



Total Area: 137.6 m² ... 1481 ft²
 All measurements and illustrations are approximate and may not be drawn to scale.
 This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.
 The vendor, agency and supplier will accept no liability for its accuracy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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THINKING OF SELLING?

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- 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

