



Offers in excess of £375,000

Westcotes Drive, West End, Leicester, LE3 0QS

- Three One Bedrooms Flats
- West End Location
- Vacant Possession
- Electric Heating
- No Upward Chain
- Converted Mid Terrace
- Investment Opportunity
- Freehold Property
- Each Flat is Council Tax A & EPC E
- Early Viewing Advised



We are pleased to offer a THREE STOREY PROPERTY converted into THREE FLATS within the WEST END of LEICESTER which would make a superb investment opportunity. Providing excellent access to the City Centre, De Montfort University and the local amenities situated on NARBOROUGH ROAD.

Offered with vacant possession and internally comprising of communal entrance hall, office and store. Ground floor flat with entrance hall, lounge, bathroom, kitchen and double bedroom with access to rear garden. To the first floor access to flat two with entrance hall, bedroom, bathroom and lounge/kitchen. Flat three is a duplex and is accessed also on the first floor and comprising entrance hall, bathroom and bedroom with stairs leading to Lounge / Kitchen.

EARLY VIEWING ADVISED. CALL BARKERS ON 0116 2709394!



OFFICE

15'4" into bay x 12'0" (4.68 into bay x 3.68)

Wooden fitted kitchen with worktops and fitted sink/drain, bay window to front elevation. Electric radiator:

STORE

10'0" x 4'3" (3.06 x 1.31)

FLAT ONE

ENTRANCE HALL

Minton tiled flooring, fuse board, electric radiator:



ENTRANCE

Accessed via a secure door. Cupboard housing meters to all flats and communal supply, minton tiled flooring, electric radiator, fire alarm panel:



KITCHEN

10'0" x 9'2" (3.07 x 2.81)

Wooden fitted kitchen with worktop, sink/drain, electric oven and hob with extractor chimney. UPVC door to rear garden:



LOUNGE
13'2" x 11'10" (4.03 x 3.61)
Electric radiator, side bay window:



BEDROOM
10'2" x 9'4" (3.12 x 2.86)
Electric radiator, windows to side and rear aspect:



BATHROOM
7'11" x 6'5" (2.43 x 1.96)
Tiled splashbacks, bath with electric shower over, w/c and pedestal sink. Window to side aspect:

FIRST FLOOR LANDING
Providing access to Flat Two & Flat Three. Electric Radiator:

FLAT TWO

ENTRANCE HALLWAY
Window to side aspect, fuse board:



BEDROOM
13'4" x 11'6" (4.08 x 3.53)
Electric radiator and window to rear elevation:



BATHROOM

6'11" x 6'11" (2.13 x 2.11)

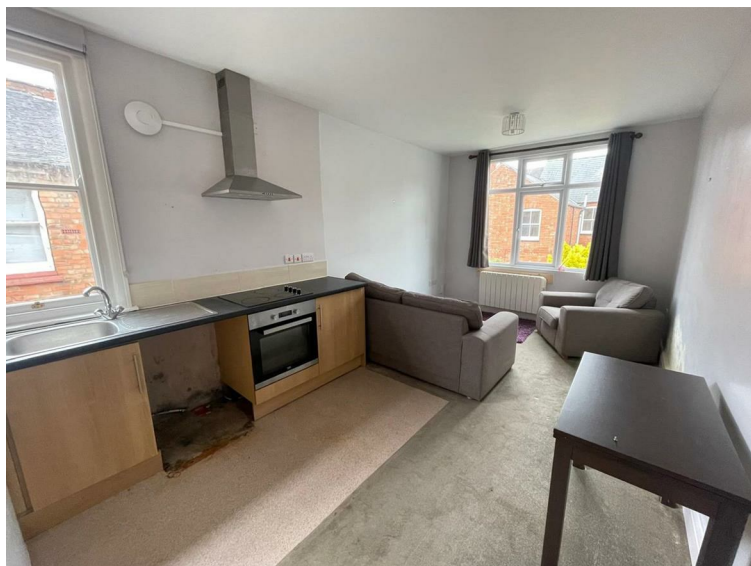
Tiled splashbacks, bath with electric shower over, w/c and pedestal sink:



BEDROOM

15'4" into bay x 11'7" (4.68 into bay x 3.55)

Electric radiator, bay window with secondary glazing:



LOUNGE / KITCHEN

19'3" x 10'0" (5.88 x 3.05)

Wooden fitted kitchen with worktop, sink/drainage, electric oven and hob with extractor chimney. Electric heater. Windows to side and rear elevation:

FLAT THREE

ENTRANCE HALLWAY

Fuse board and electric heater:



BATHROOM

10'8" x 5'9" (3.27 x 1.76)

Tiled splashbacks, bath with electric shower over, wall heater, w/c and pedestal sink:

LOUNGE / KITCHEN

22'2" (restricted headroom) x 17'6" (6.76 (restricted headroom) x 5.35)

Access via stairs, lounge / kitchen area with wooden fitted units, electric oven and hob with extractor chimney. Windows to front & elevation:



OUTSIDE

The property benefits from a low maintenance rear courtyard garden, gate access to side entry

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:

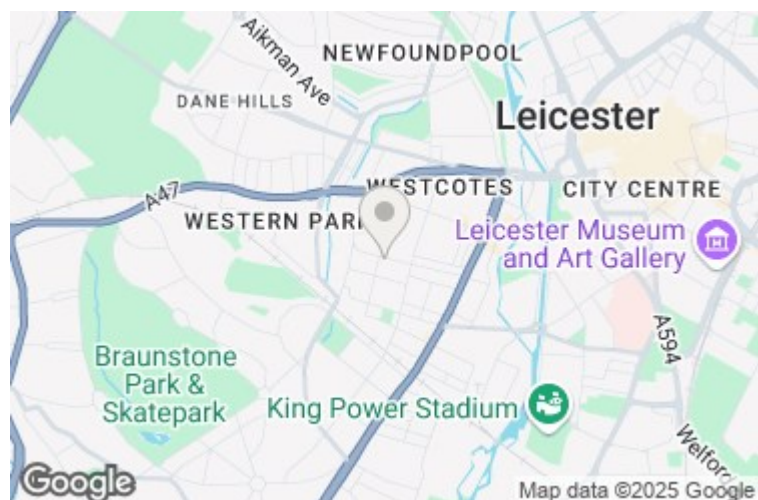
Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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			
(82 plus)	A		
(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	



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

