



£350,000

St. Albans Road, Leicester, LE2 1GF

- Two Investment Properties For Sale :
- 1x 1 bed Coach house
- 1x 3 Bed Terrace with 2 Reception rooms (one was being used as a bedroom)
- Potential investment or home mover
- EPC Ratings E (main house) & G (coach House)
- Vacant possession
- Freehold
- Open plan lounge/kitchen
- Shower Room
- Council Tax Band A and B

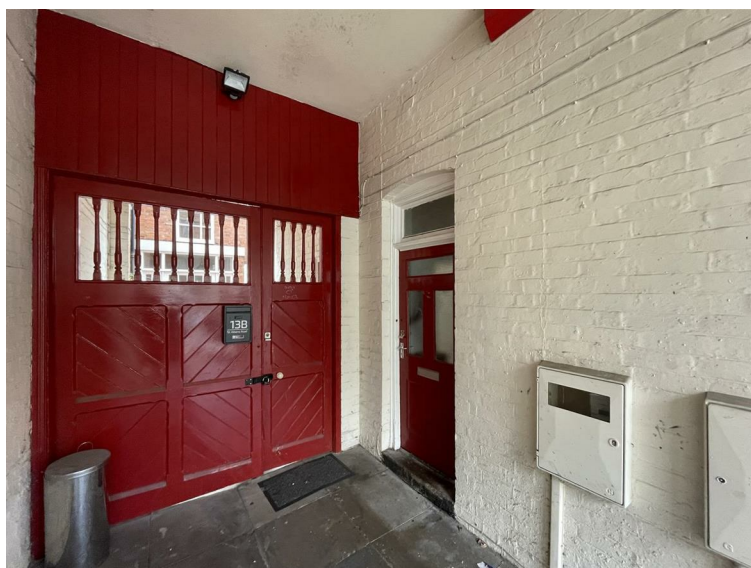


A great opportunity to purchase this THREE BEDROOM SPACIOUS VICTORIAN HOUSE with the benefit of having A SEPERATE DETACHED ONE BEDROOM COACH HOUSE.

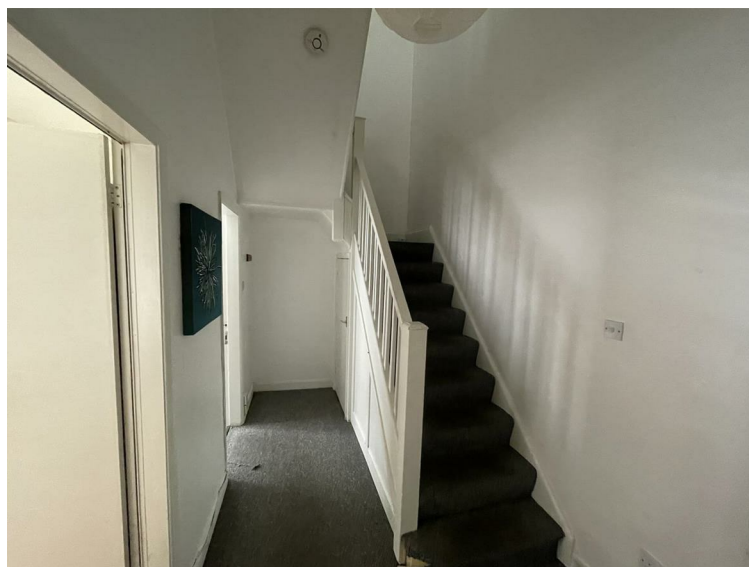
This would suit a family or a potential investor and benefits from High Ceilings and being sold with no onward chain.

It is located just off London Road and walking distance to Leicester Train Station and the city Centre with all of its array of restaurants, shops and leisure facilities.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



SIDE ENTRANCE



ENTRANCE HALLWAY

13'11" max x 6'2" (4.253 max x 1.894)

Main entrance through side door leading into hallway, built in under stair cupboard, radiator,



RECEPTION ONE

15'5" x 13'10" (4.712 x 4.231)

Bay window to front elevation, radiator.



RECEPTION TWO
9'8" x 5'6" (2.97 x 1.69)
Window to rear elevation, radiator.



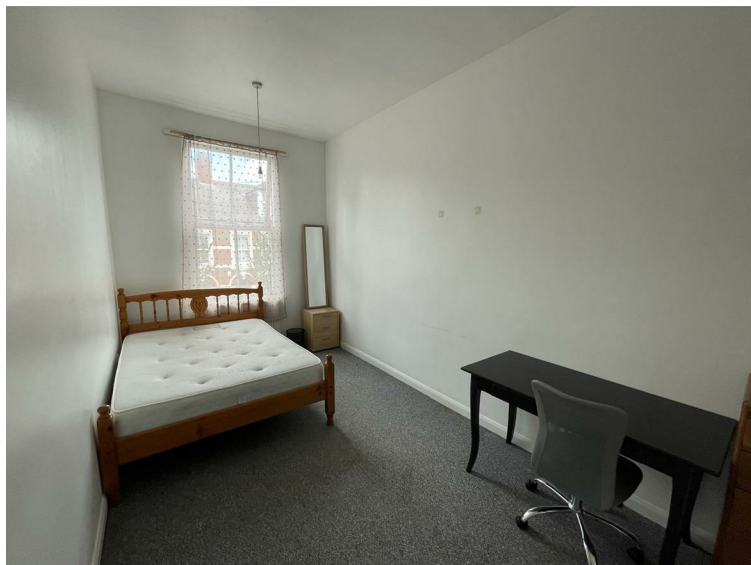
UPSTAIRS LANDING
Built in cupboard, access to loft.



KITCHEN
9'9" x 7'11" (2.985 x 2.418)
Fitted units with worktops and tiled splashback, sink with drainer, electric hob with oven below and extrator above, boiler, plumbing for W/M, window to rear elevation, door to side elevation leading into courtyard.



BEDROOM ONE
15'6" x 13'10" (4.743 x 4.223)
Bay window to front elevation, radiator.



BEDROOM TWO
16'7" x 8'3" (5.070 x 2.529)
Window to front elevation, radiator.



SEPERATE W/C
Low level W/C, radiator, window to rear elevation.



BEDROOM THREE
9'11" x 10'2" (3.032 x 3.110)
Window to rear elevation, radiator.



INNER HALLWAY
5'5" x 3'5" (1.657 x 1.061)
Built in cupboard housing the water tank.



BATHROOM

8'1" x 6'0" (2.482 x 1.841)

Bath with electric shower, pedestal wash hand basin, radiator, frosted window to rear elevation.



COURTYARD



OUTSIDE

Patio area, set of wooden doors opening to the road.



THE COACH HOUSE



LOUNGE
15'4" x 12'11" (4.680 x 3.939)

Door to front elevation, double doors and window to front elevation, electric heater.

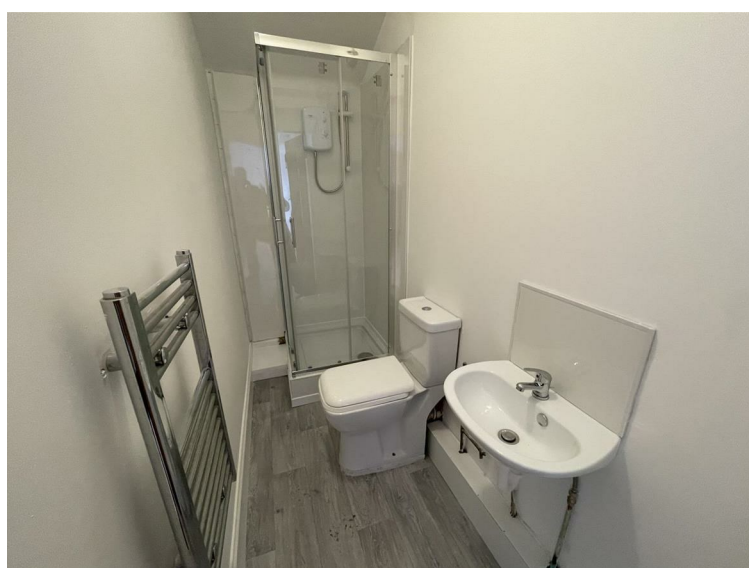


OPEN PLAN KITCHEN
9'2" x 7'10" (2.806 x 2.401)

Fitted units with worktop and tiled splashback, sink with drainer, electric hob with oven below and extractor above, plumbing for W/M, sky light in ceiling.



LOUNGE OTHER ASPECT



SHOWER ROOM
8'3" x 3'5" (2.539 x 1.054)

Shower cubicle with electric shower, wash hand basin, low level W/C, heated towel rail.



UPSTAIRS BEDROOM

15'3" x 13'7" max (4.661 x 4.157 max)

Two window's to front elevation, electric heater, sky light in ceiling.



BEDROOM OTHER ASPECT

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.

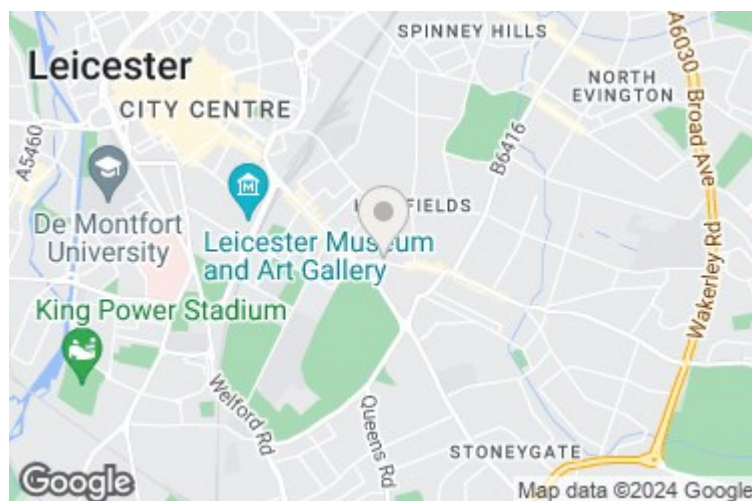
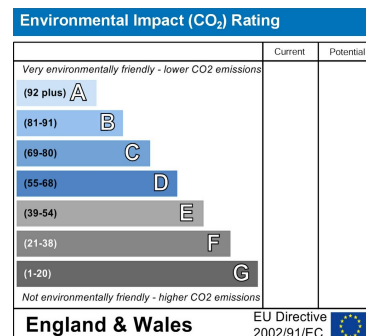
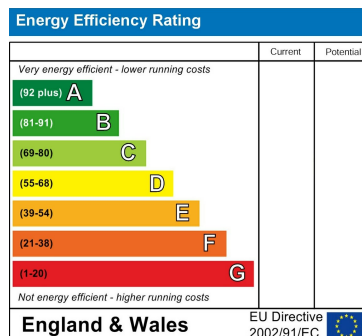
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



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

