



## Asking Price £165,000

Latimer Street, Leicester, LE3 0QF

- Attractive Terraced Property
- Two Reception Rooms
- West End location
- Sold with No Chain
- EPC Rating E
- Two Bedrooms
- Kitchen
- Bathroom
- Freehold
- Council Tax Band A





An ATTRACTIVE TWO BEDROOM terraced property located in a central location off Narborough Road.

The house briefly comprises of two reception rooms, kitchen, lean to on the ground floor, two bedrooms and a bathroom on the first floor.

There is courtyard garden to the rear .

The property is offered for sale with no upper chain.

Latimer Street is a residential street close to all the local amenities, schools, universities and motorway access.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



#### RECEPTION TWO

12'0" x 11'1" (3.66 x 3.40)

Tiled floor, radiator, double glazed window to rear elevation.



#### RECEPTION ONE

11'11" x 11'0" (3.65 x 3.37)

Double glazed front door, fireplace, built in meter cupboard and storage unit above, radiator, double glazed windows to front elevation.

#### INNER HALLWAY

Built in under stairs cupboard, door leading into



#### KITCHEN

8'11" x 6'1" (2.74 x 1.87)

fitted units with worktops and tiled splashbacks, electric hob with oven below, sink with drainer, plumbing for W/M, tiled floor, double glazed window to side elevation, door leading into,



**LEAN TO**  
**6'11" x 2'11" (2.13 x 0.91)**

Door to rear elevation, double glazed window to side and rear elevations.



**BEDROOM TWO**  
**12'0" x 7'10" (3.66 x 2.41)**

Built in cupboard with access to loft, built in wardrobe, radiator, double glazed window to rear elevation.

**LANDING**



**BEDROOM ONE**  
**11'11" x 10'11" (3.65 x 3.35)**

Fitted wardrobe, radiator, double glazed window to front elevation.



**BATHROOM**  
**9'0" x 6'2" (2.75 x 1.90)**

Step down into bathroom, Built - in cupboard housing 'Glow Worm' boiler, bath with shower attachment, low level W/C, pedestal wash hand basin, frosted double glazed window to rear elevation.





### OUTSIDE

Courtyard garden, original outhouses, gate to side leading to communal alleyway that takes you to the front of the property.



### 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.

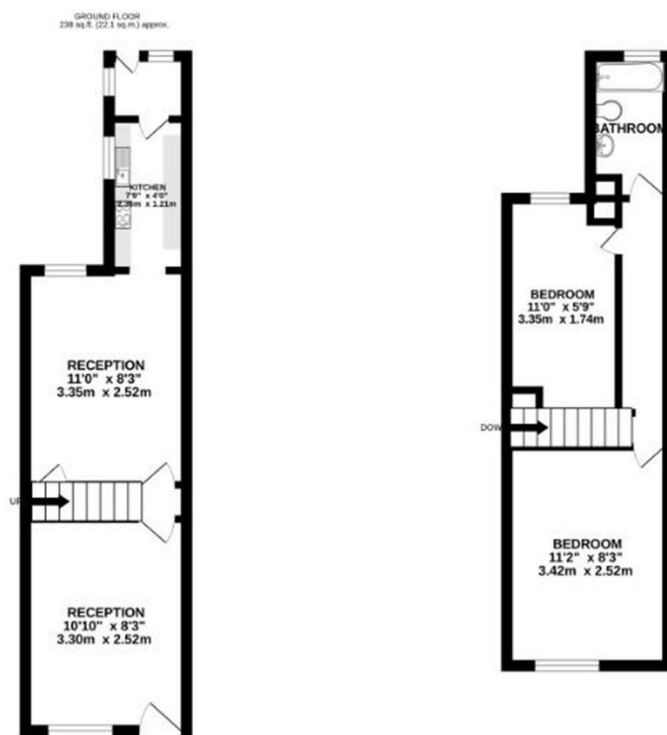
### VIEWING TIMES

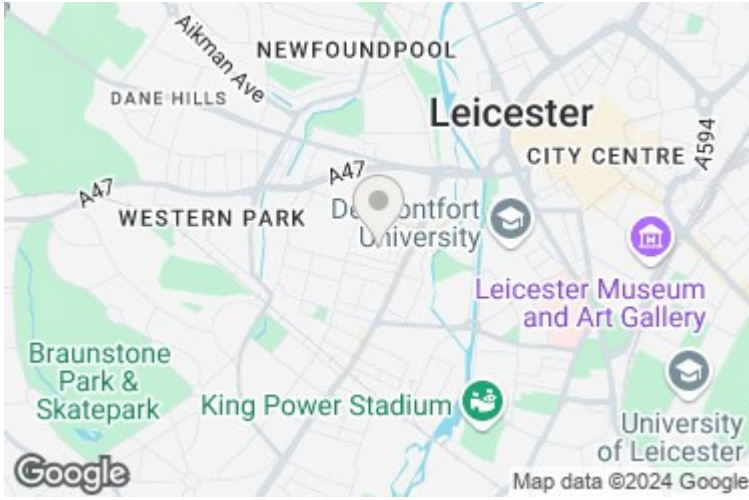
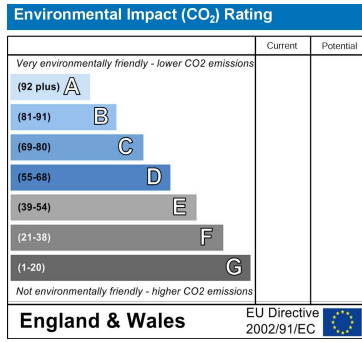
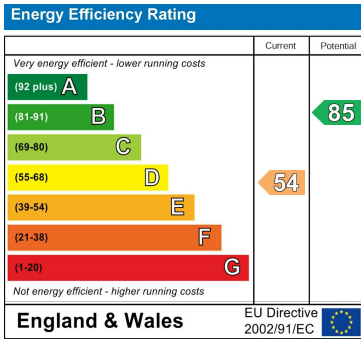
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,





# 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

