



Asking Price £180,000

Gaul Street, Leicester, LE3 0AU

- Mid Terraced Property
- Two Receptions
- Upstairs Bathroom
- Council Tax Band A
- Rear Garden
- Two Bedrooms
- Kitchen
- EPC Rating D
- Freehold
- No Upper Chain



A great opportunity to purchase this TWO BEDROOM mid terraced house that would make a great first time purchase, in THE WEST END

The house has TWO RECEPTION rooms and a kitchen on the ground floor, on the first floor there are two bedrooms and a bathroom.

Wonderfully situated just off the Narborough Road close to all the restaurants, shops, and Demontfort University. This spacious mid terraced house is now offered for sale CHAIN FREE.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394

ENTRANCE HALL

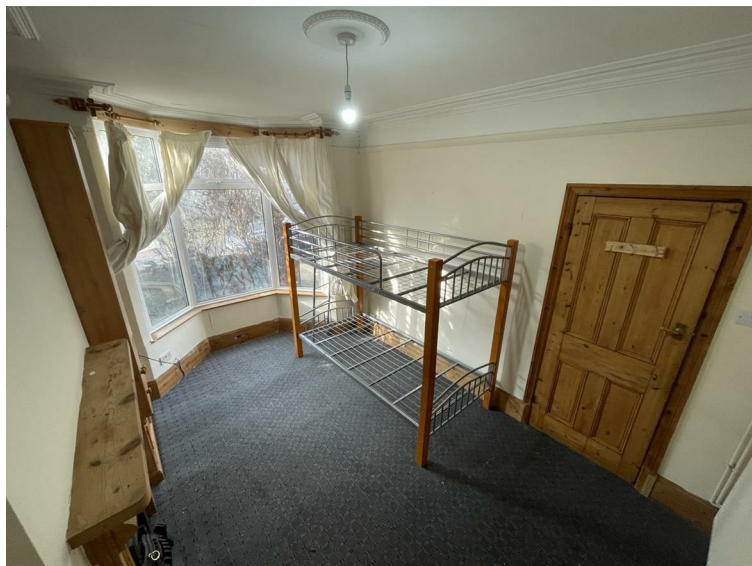
Built in under stairs cupboard.



DINING ROOM

12'11" x 11'3" (3.94 x 3.45)

Cast Iron fireplace, radiator, picture rail, double glazed window to rear aspect, staircase to first floor and door into,



LOUNGE

14'2" x 9'10" (4.34 x 3.00)

Fireplace, built in corner unit, radiator, picture rail, double glazed bay window to front aspect.



KITCHEN

14'5" x 7'7" (4.41 x 2.32)

Fitted units with worktops and tiled splashbacks, sink with drainer, gas cooker, boiler, plumbing for W/M, space for F/F, tiled floor, double glazed windows and door to side aspect.

LANDING



BEDROOM ONE

13'0" x 12'3" (3.97 x 3.74)

Fireplace, radiator, double glazed window to front elevation.



BATHROOM

14'3" x 7'6" (4.36 x 2.30)

Bath, vanity wash hand basin, shower cubicle with mains shower, low level W/C, built in cupboard, part tiled walls, frosted double glazed windows to side and rear aspects.



BEDROOM TWO

11'3" x 10'0" (3.45 x 3.05)

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



OUTSIDE

Good size rear garden with patio area, and gate to rear.



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.

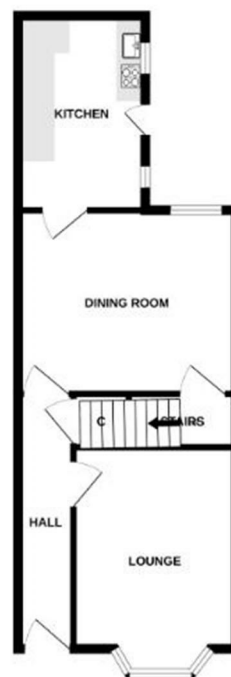
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

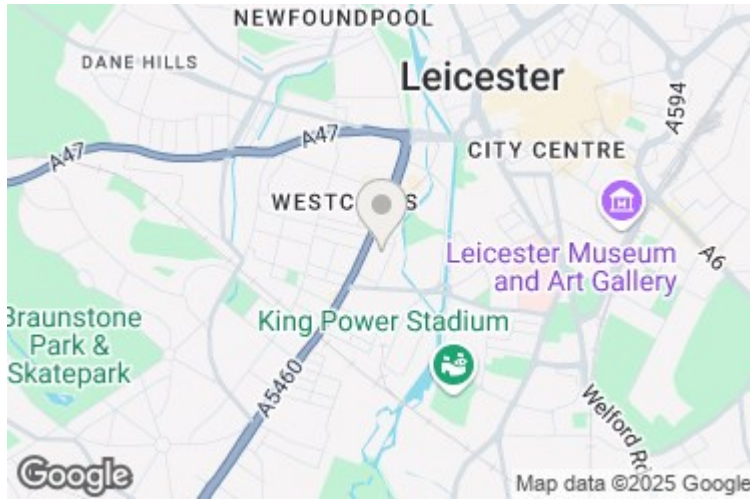
Monday to Friday 9am -5pm

Saturday 9am - 4pm



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			
(92 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

