



Barry Road, Leicester LE5 1FB

welcome to

Barry Road, Leicester

Here's a great opportunity to purchase this semi-detached house. Accommodation comprises porch, entrance hall, lounge, dining room, kitchen, utility room, off the first floor landing there are three bedrooms and bathroom, outside there are front and rear gardens. What will you offer?



**Entrance Porch
Entrance Hallway**

Radiator, ceiling light, stairs to first floor landing

Lounge

Double glazed window, radiator, ceiling light, power points

Dining Room

Double glazed window, radiator, ceiling light, power points

Kitchen

Double glazed window and door, base and eye level cupboards, sink with drainer, tiled splashback and roll edge worktops, ceiling light, power points, washing machine and cooker spaces.

Utility Room

Ceiling light, power points.

First Floor Landing

Loft access, ceiling light.

Bedroom

Double glazed window, radiator, ceiling light, power points.

Bedroom

Double glazed window, radiator, ceiling light, power points.

Bedroom

Double glazed window, radiator, ceiling light, power points.

Bathroom

Double glazed frosted window, double shower cubicle, was hand basin, low level wc, tiled walls, ceiling light, radiator.

Front Garden

Walled and gated.

Rear Garden
Slabbed.**Agents Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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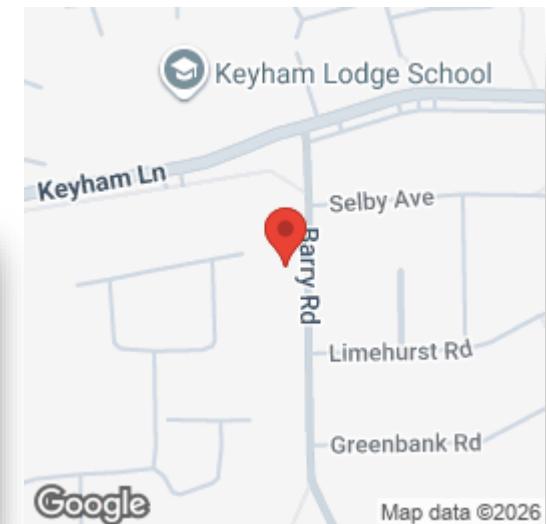
Barry Road, Leicester

- Porch & Entrance Hall
- Lounge & Dining Room
- Kitchen & Utility Room
- Three Bedrooms & Bathroom
- No Upper Chain

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£280,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
LHS120354 - 0002

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