



**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.

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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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## welcome to 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



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LHS120354 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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