SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









Asking Price £160,000

Lambert Road, Leicester, LE3 2BN

- Two bedrooms
- Fitted Kitchen
- Courtyard Garden
- Convenient Location
- Gas Central Heating Double Glazed
- Two Reception Rooms
- Family Bathroom
- Original Outbuildings
- Freehold / No Chain
- EPC Rating D Council Tax Band A



barkers1985.co.uk

79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

A well presented TWO DOUBLE BEDROOM mid terraced house, located in a popular WEST END.

The house comprises entrance hall, TWO RECEPTION ROOMS, and fitted kitchen on the ground floor, upstairs there are two bedrooms and a spacious family bathroom.

There is a patio at the rear and the property still retains the original outbuildings.

Good transport links to Leicester City Centre, Fosse Park, The Royal Infirmary and De Montfort University.

Sold with NO UPPER CHAIN .

CALL BARKERS NOW ON 0116 2709394 TO VIEW



ENTRANCE HALLWAY
Double glazed door to front elevation, radiator doors leading to



RECEPTION ONE
11'11" x 8'3" (3.65 x 2.53)
Built in cupboard, radiator, double glazed window to front elevation.



RECEPTION TWO
11'11" x 11'11" (3.64 x 3.64)
Built in under stairs cupboard, radiator, double glazed window to rear elevation, door into





KITCHEN
12'11" x 5'9" (3.96 x 1.77)
Range of fitted units, tiled splashbacks, sink with drainer, built in four ring 'Whirlpool' gas hob with oven below, plumbing for W/M, double glazed window to side elevation, double glazed door to side leading to patio.

UPSTAIRS LANDING
Access to loft, radiator.



BEDROOM ONE
12'0" x 11'11" (3.67 x 3.65)
Cast iron fireplace, radiator, double glazed window to front elevation.

BEDROOM TWO
11'11" x 8'11" (3.64 x 2.73)
Built in cupboard, cast iron fireplace, double glazed window to rear elevation.



FAMILY BATHROOM
12'11" x 5'11" (3.94 x 1.82)
Bath, pedestal wash hand basin, low level W/C, shower cubicle with sliding door and shower, radiator, double glazed frosted window to rear elevation.

OUTSIDE
Three original outbuildings one housing an outside W/C, Patio area, rear gate.



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

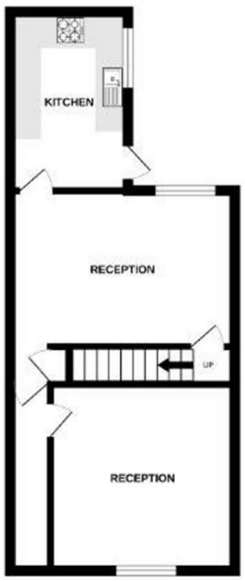
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

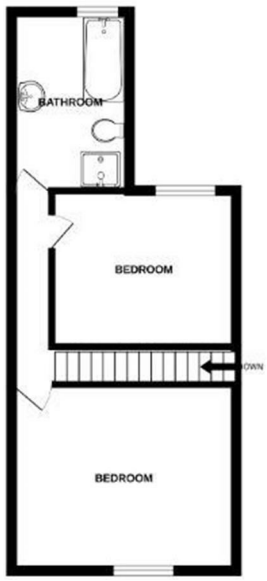
MORTGAGES

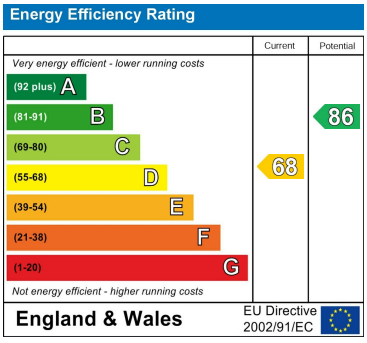
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

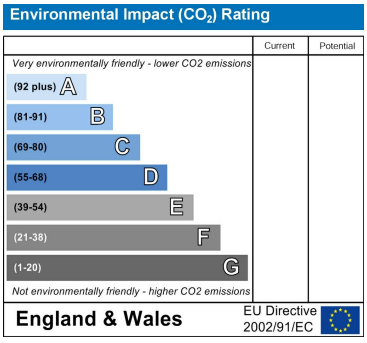
VIEWING TIMES

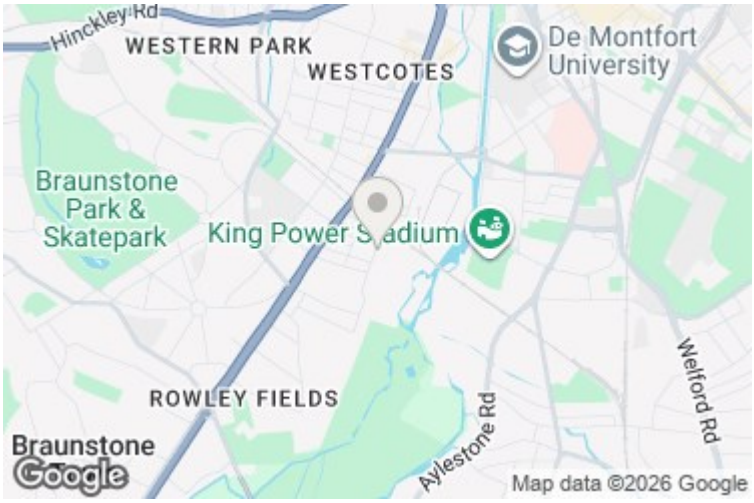
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5.30pm,
Saturday 9am - 4pm,











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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

