SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









Asking Price £265,000

Wilberforce Road, West End, LE3 OGT

- Investment Opportunity or Family Home
- Arranged Over Three Floors
- Separate Store Area
- EPC Rating D / Council Tax Band B
- No Upper Chain
- Corner Property
- Four Bedrooms
- Cellar
- West End Location
- Freehold



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

A great INVESTMENT OPPORTUNITY or FAMILY HOME.

Located in the heart if the WEST END and offered for sale WITH NO UPPER CHAIN is this DOUBLE FRONTED THREE STOREY CORNER property that was HISTORICALLY USED as a LICENSED HMO with FIVE LETTABLE ROOMS

Briefly comprising of an entrance hall, reception one/bedroom five, living room, kitchen, utility room and downstairs W/C on the ground floor.

On the first floor there are THREE DOUBLE BEDROOMS and a shower room.

The second floor consists of a further double bedroom.

The property benefits from a SEPERATE STORE ROOM at the side of the house.

ENTRANCE
Double glazed front door, staircase rising to first floor.



RECEPTION ONE / BEDROOM FIVE
17'5" to bay x 12'11" (5.31 to bay x 3.96)
Meter cupboard, coving, two radiators, double glazed window to front aspect and side aspect:



RECEPTION TWO
14'10" to bay x 11'5" (4.53 to bay x 3.50)
Coving, radiator, double glazed bay window to front aspect.



KITCHEN
12'10" x 7'10" (3.92 x 2.41)
Fitted units with worktops and tiled splash backs, sink with drainer, plumbing for washing machine and dishwasher, space for fridge freezer, gas point, extractor, space for fridge freezer, radiator, tiled floor, double glazed door to side aspect.





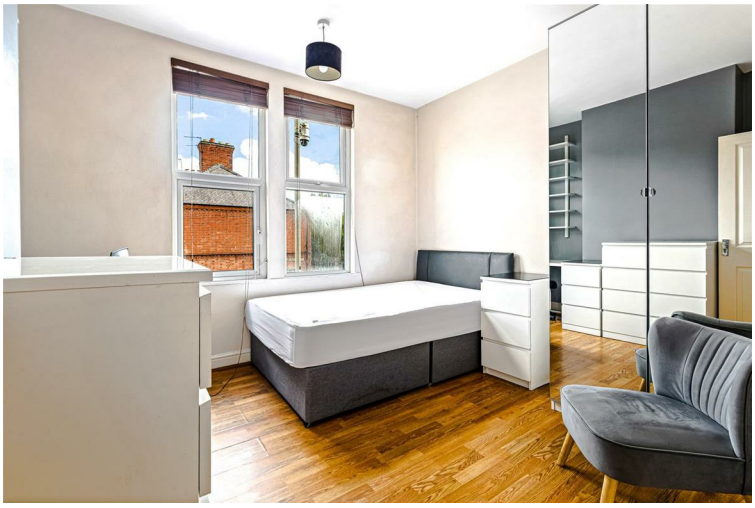
UTILITY ROOM
7'11" x 6'6" (2.42 x 1.99)
Pedestal wash hand basin, power, built in storeroom, gate to front aspect

CLOAK ROOM
4'9" x 2'7" (1.45 x 0.81)
Low level W/C, tiled floor and walls.

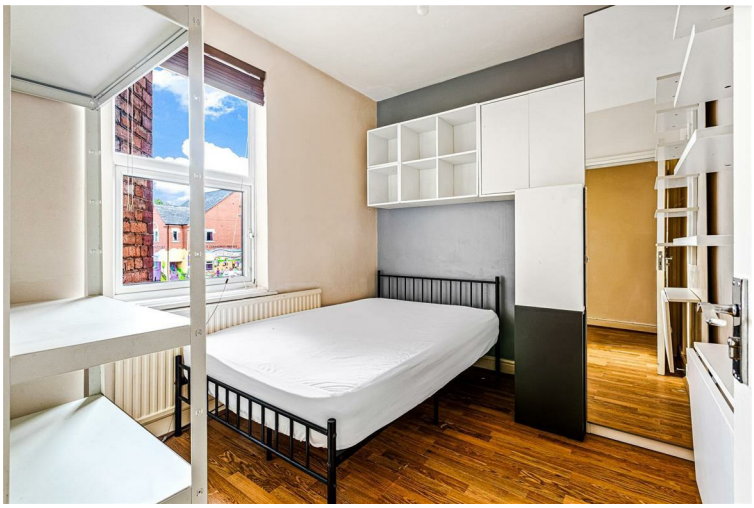


LANDING
Access to loft, two radiators, staircase to second floor, double glazed window to front aspect.

BEDROOM ONE
15'1" to bay x 12'11" (4.60 to bay x 3.95)
Coving, two radiators, double glazed bay window to side and front aspect.



BEDROOM TWO
11'5" x 9'10" (3.50 x 3.01)
Radiator, double glazed window to front aspect.



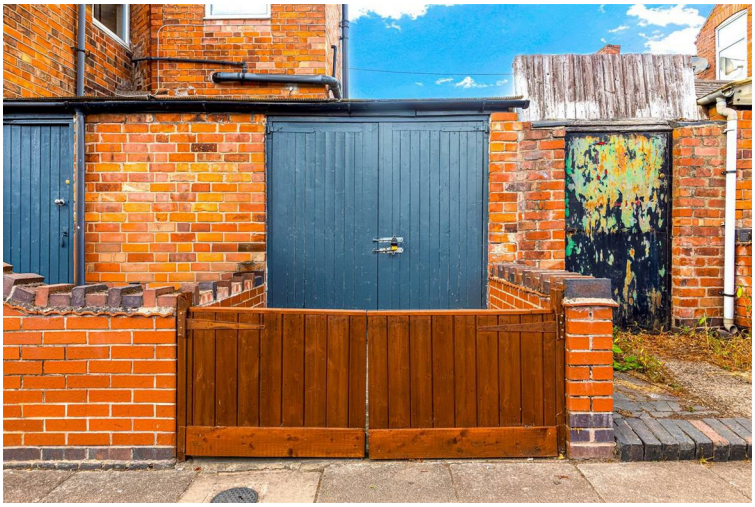


BEDROOM THREE
9'5" x 8'0" (2.88 x 2.44)
Radiator, double glazed window to side aspect.

BEDROOM FOUR
18'6" max x 12'10" (5.66 max x 3.93)
Radiator, double glazed window to front aspect.

CELLAR
18'8" x 13'1" (5.71 x 4.0)





SHOWER ROOM
8'2" x 5'6" (2.49 x 1.70)
Corner shower cubicle with electric shower, pedestal wash hand basin, low level W/C, radiator, cupboard housing 'Worcester' boiler, tiled walls, double glazed frosted window to front aspect.

SECOND FLOOR LANDING

STORE ROOM



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



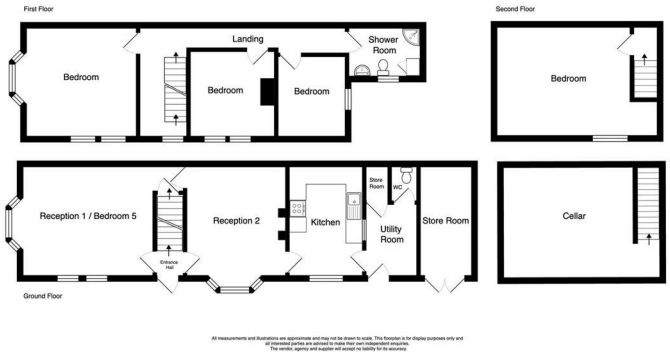
GENERAL REMARKS

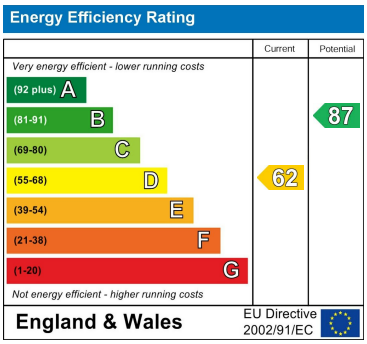
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents 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.

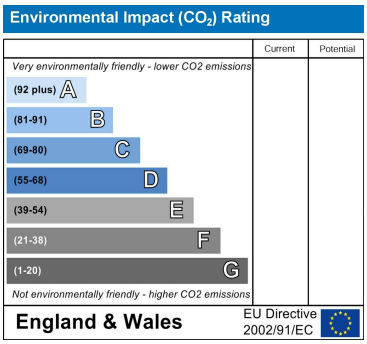
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.
VIEWING TIMES
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5.30pm,
Saturday 9am - 4pm,

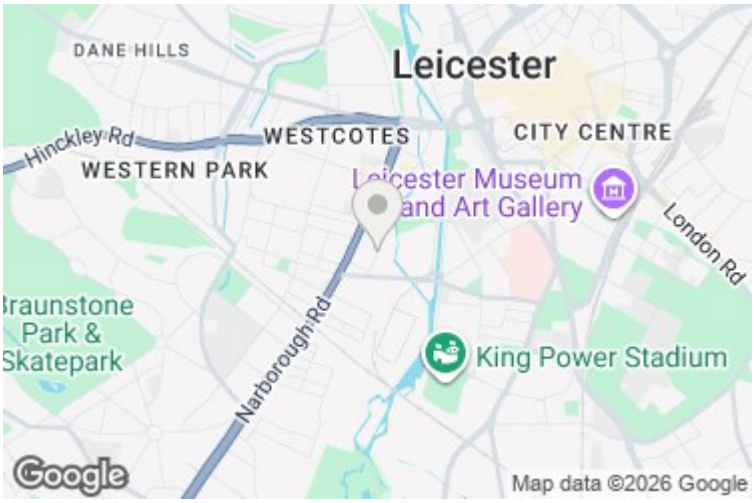
AML DISCLAIMER

In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
This must be paid before we can issue a memorandum of sale.
The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks








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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



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