



Asking Price £210,000

Browning Street, Leicester, LE3 0JL

- Terraced House
- Two Reception Rooms
- Downstairs Bathroom
- EPC Rating C
- No Upper Chain
- Three Bedrooms
- Kitchen
- Refurbished
- Council Tax Band A
- Freehold



A REFURBISHED terraced house offered for sale with NO CHAIN in the WEST END.

This spacious family home briefly comprises of TWO RECEPTION ROOMS, kitchen and ground floor bathroom.

On the first floor there are THREE BEDROOMS.

Close to City Centre and Fosse Park, with Narborough Road just on your doorstep with its array of restaurants and coffee shops.

RECEPTION ONE

11'8" x 11'3" (3.56 x 3.43)

Double glazed front door, meter cupboard, radiator, double glazed window to front aspect.



INNER HALL

6'3" x 3'2" (1.91 x 0.97)

Tiled floor, double glazed door to side aspect.



RECEPTION TWO

14'11" x 11'3" (4.56 x 3.44)

Radiator, staircase rising to first floor, double glazed window to rear aspect.



GROUND FLOOR BATHROOM

6'2" x 5'5" (1.90 x 1.66)

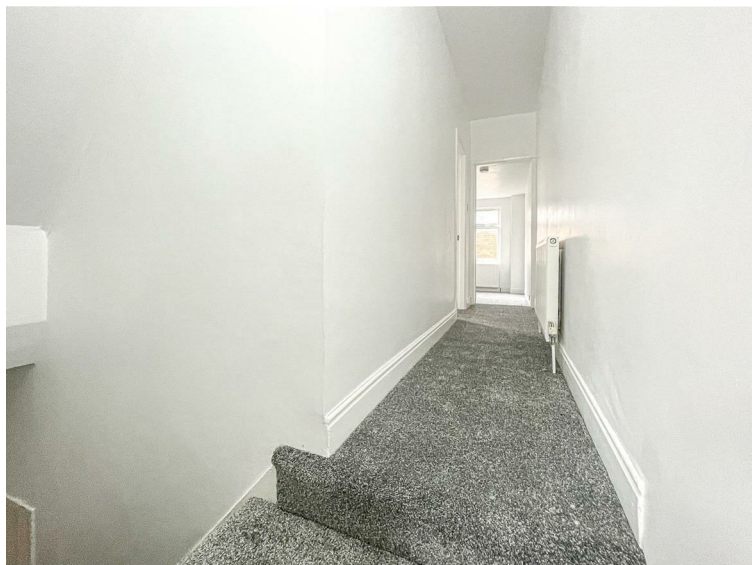
Bath with mains shower over, pedestal wash hand basin, low level W/C, heated towel rail, frosted double glazed window to side aspect.



KITCHEN

13'1" x 6'7" (4.01 x 2.01)

Fitted units with worktops and tiled splash backs, sink with drainer, four ring gas hob oven and extractor, integrated fridge freezer and dishwasher, cupboard housing boiler, tiled floor, radiator.



LANDING

Radiator.



BEDROOM THREE

13'0" x 6'7" (3.97 x 2.01)

Radiator, double glazed window to rear aspect.



BEDROOM ONE

11'8" x 11'3" (3.57 x 3.44)

Radiator, double glazed window to front aspect.

BEDROOM TWO

12'0" x 8'2" (3.66 x 2.50)

Built in cupboard, radiator, double glazed window to rear aspect.

OUTSIDE

Paved area,

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.

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

AML DISCLAIMER

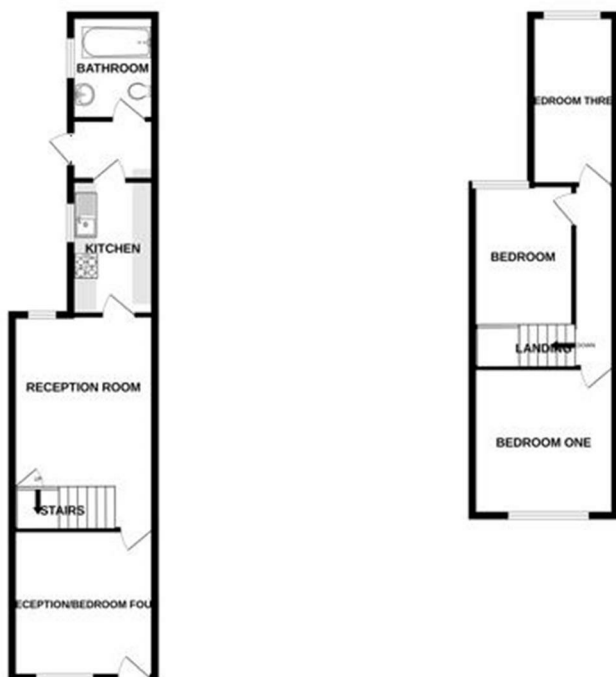
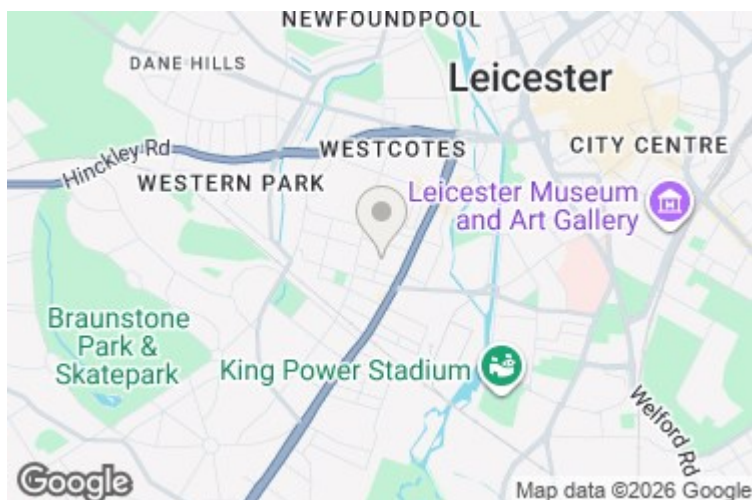
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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



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			
		69	84
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

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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

