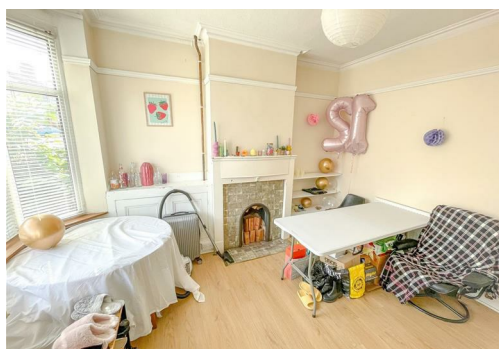




Asking Price £200,000

Welford Road, Leicester, LE2 6BH

- Investment Opportunity, Tenants in Situ
- Two Double Bedrooms
- Kitchen
- Double Glazed
- EPC Rating D Council Tax Band A
- Bay Fronted Terraced House
- Two Reception Rooms
- Bathroom
- Gas Central Heating
- Freehold



INVESTMENT OPPORTUNITY

This TWO DOUBLE BEDROOM traditional BAY FRONTED mid terraced property with tenants in Situ

Popular location, convenient for many local amenities including shops, schools, transport to City Centre and Leicester University.

The current rental being achieved is £1,040 per calendar month.



RECEPTION ROOM

13'3" to bay x 10'11" (4.05 to bay x 3.35)

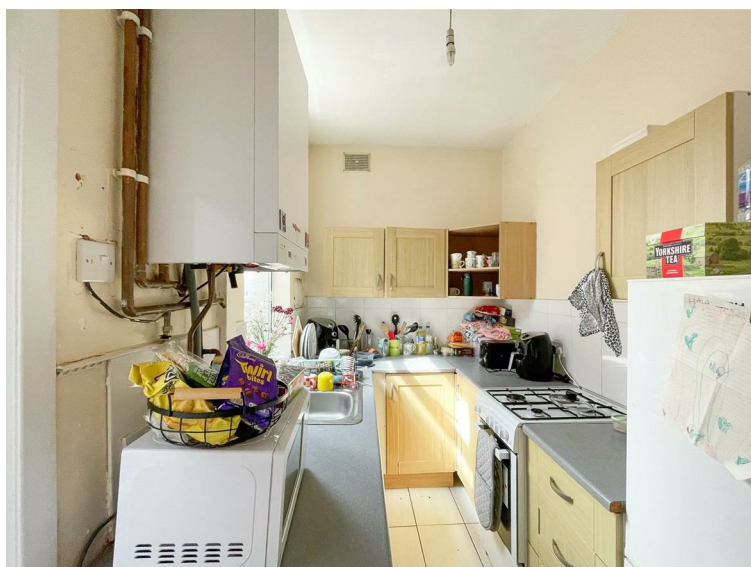
Double glazed front door, fireplace with tiled insert and hearth and wood surround, meter cupboard, picture rail, coving and ceiling rose, radiator, double glazed bay window to front elevation.



RECEPTION ROOM

12'3" x 11'0" (3.75 x 3.36)

Original built in floor to ceiling cupboard and drawer unit to recess, under stairs cupboard, radiator, double glazed window to rear aspect.



KITCHEN

10'9" x 5'10" (3.30 x 1.79)

Fitted units with work tops, boiler, gas point, sink with drainer, plumbing for washing machine, space for fridge freezer, part tiled walls, tiled floor, double glazed window and door to side aspect.

LANDING

Access to loft.



BEDROOM ONE

11'7" x 10'11" (3.55 x 3.35)

Fireplace with stripped pine surround, coving, radiator, double glazed window to front aspect.



BATHROOM

10'11" x 6'0" (3.33 x 1.84)

Bath with electric shower, low level W/C, pedestal wash hand basin, built in cupboard, radiator, part tiled walls, frosted double glazed window to rear aspect.



BEDROOM TWO

12'3" x 8'3" (3.75 x 2.53)

Fireplace, built in cupboard, coving, radiator, double glazed window to rear aspect.

OUTSIDE

To the front of the property there is a gravelled forecourt with paved pathway and low level brick wall boundary. To the rear there is a good sized paved courtyard with two outbuildings, detached storage building, low level brick wall and timber fenced boundary, water tap, gate to rear aspect.



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 -5pm

Saturday 9am - 4pm

AML DISCLAIMER

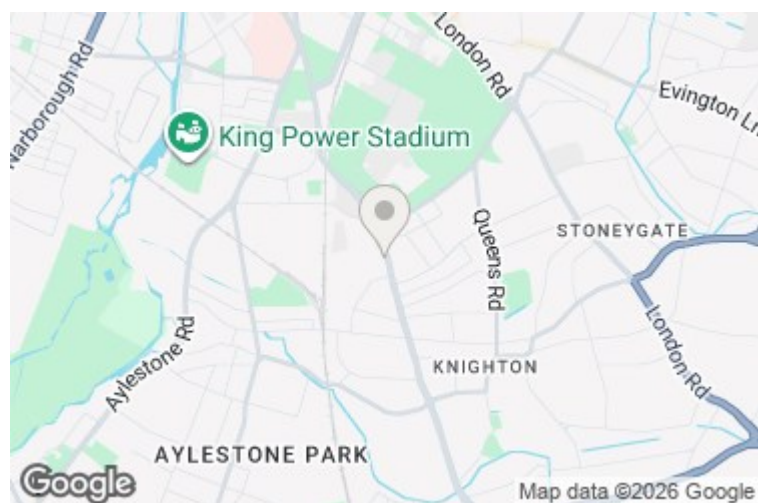
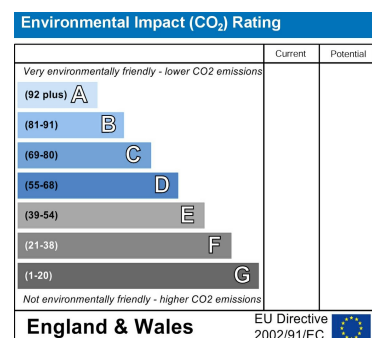
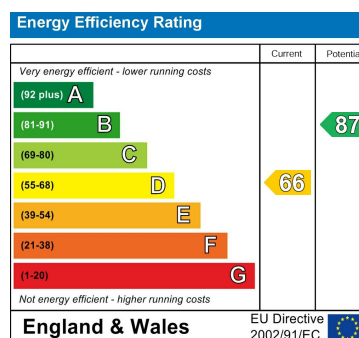
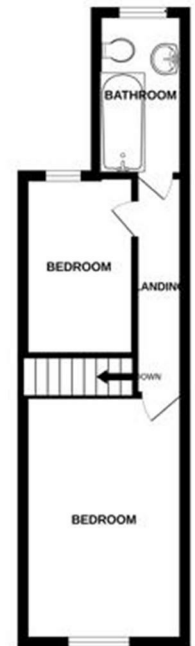
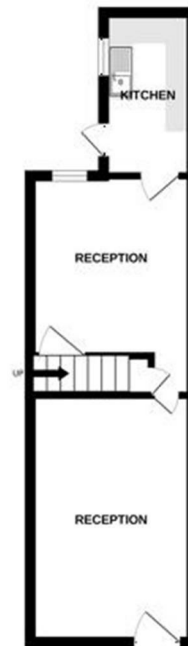
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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



Barkers

Est.1985

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

