SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









Price Guide £200,000 - £220,000

Wilberforce Road, Leicester, LE3 0GU

- Palisaded Terraced Family Home
- Three Double Bedrooms
- Breakfast / Kitchen
- Courtyard Garden
- No Upper Chain
- Bay Fronted
- Lounge / Diner
- Bathroom
- EPC D Council Tax Band A
- Freehold



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

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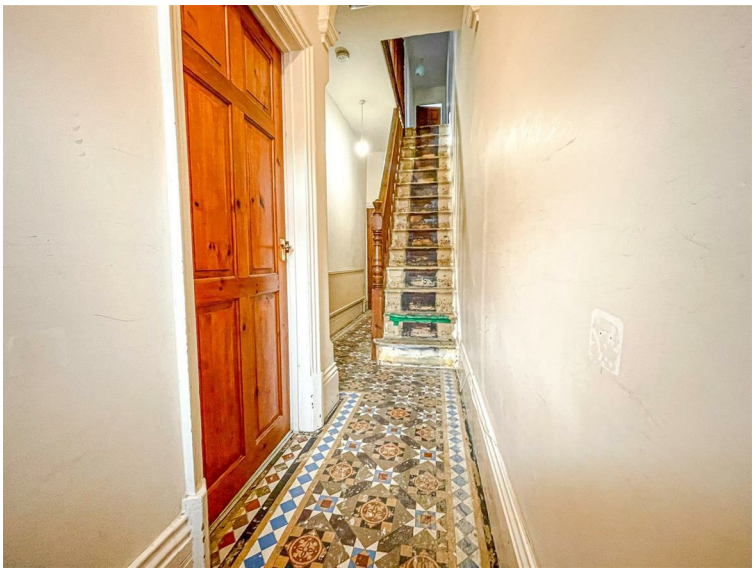
A spacious BAY FRONTED Palisaded terraced FAMILY HOME located in the WEST END.

The house comprises of an entrance hall, lounge/ diner, and breakfast kitchen to the ground floor.

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

To the rear is COURTYARD GARDEN.

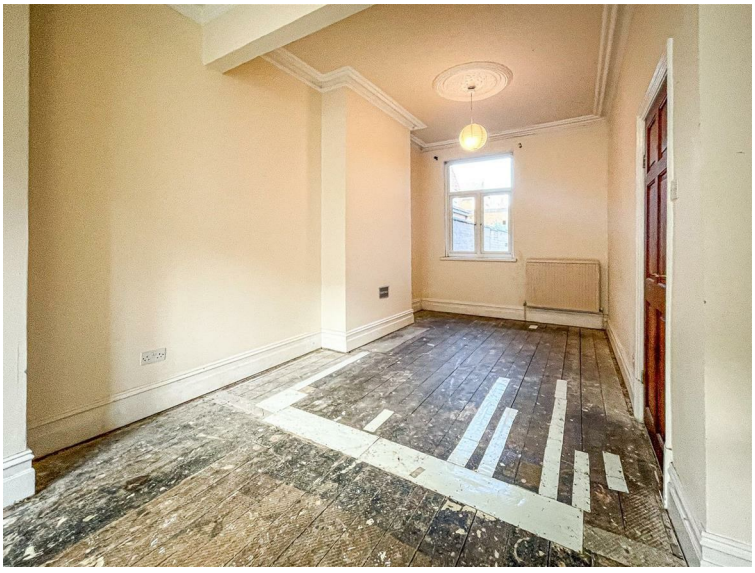
Sold with NO UPPER CHAIN and situated close to Fosse Park, Leicester City Centre and De Montfort University.

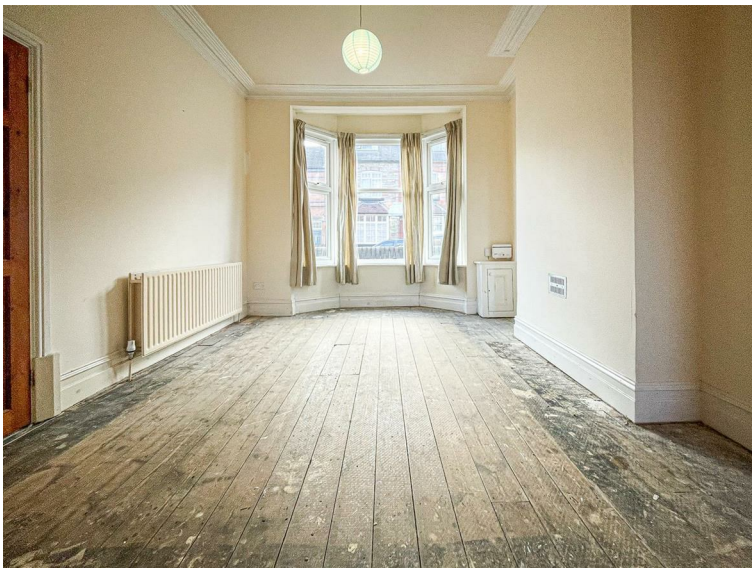


ENTRANCE HALL
Double glazed front door, tiled floor, coving, staircase rising to first floor, under stairs cupboard, cupboard housing electric meter.



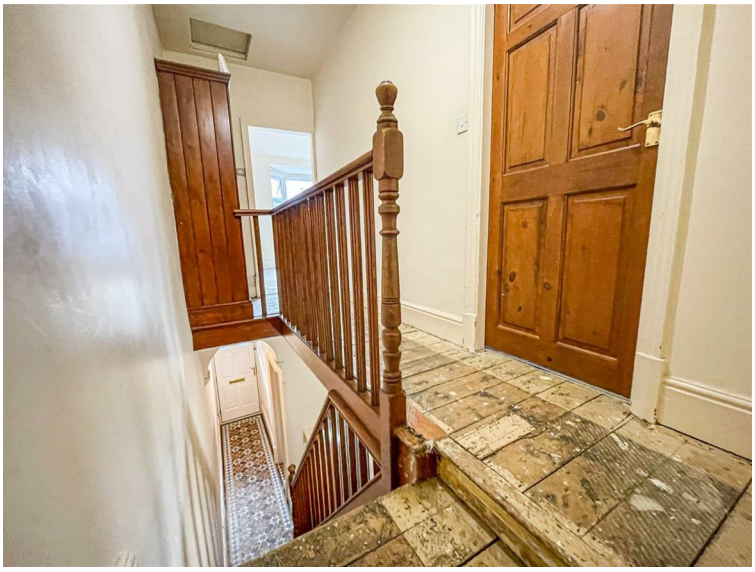
LOUNGE / DINER
27'7" to bay x 11'7" max reducing to 9'8" (8.42 to bay x 3.55 max reducing to 2.96)
Cupboard housing gas meter, coving, two radiators, floor boards, double glazed bay window to front aspect and double glazed window to rear elevation.











BREAKFAST / KITCHEN
16'9" max x 8'9" (5.13 max x 2.69)
Fitted units with worktops with tiled splash backs, sink with drainer, gas point, plumbing for washing machine, breakfast bar, radiator, tiled floor, double glazed window to side and rear aspects, double glazed door to side leading into garden.

LANDING
Access to loft, fitted cupboard.



BEDROOM ONE
14'5" to bay x 14'11" (4.40 to bay x 4.57)
Floor boards, radiator, double glazed window to front.



BEDROOM THREE
9'1" x 8'5" (2.77 x 2.59)
Built in cupboard housing water tank, radiator, double glazed window to rear aspect.



BEDROOM TWO
12'11" x 9'7" (3.95 x 2.94)
Floor boards, radiator, double glazed window to rear aspect.



BATHROOM
8'0" x 5'9" (2.45 x 1.76)
Bath with electric shower, low level W/C, vanity unit, radiator, part tiled walls, frosted double glazed window to side aspect.





OUTSIDE
Courtyard garden with outbuilding



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.

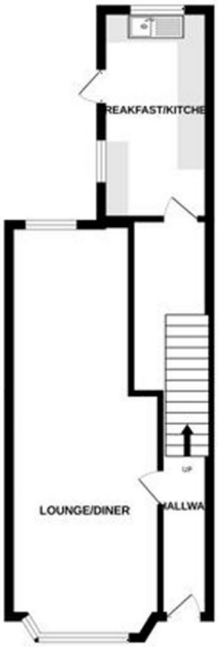
MONEY LAUNDERING
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required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

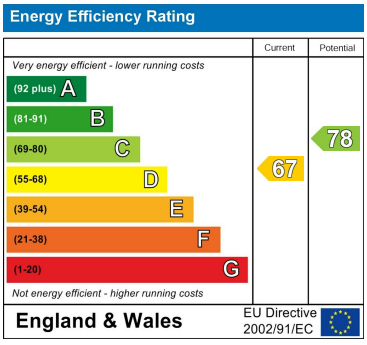
VIEWING TIMES
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5.00pm
Saturday 9am - 4pm

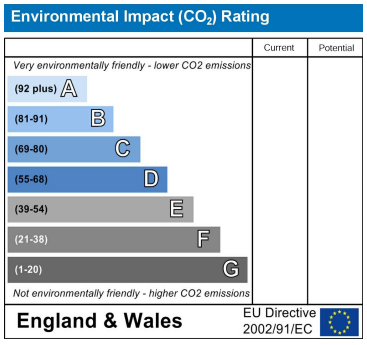
AML DISCLAIMER
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.

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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