SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









Asking Price £230,000

Stuart Street, Leicester, LE3 0DU

- Bay Fronted Terraced House
- Breakfast Kitchen
- Bathroom
- Courtyard Garden
- EPC Rating D Council Tax Band B
- Two Reception Rooms
- Three Double Bedrooms
- Shower Room
- Currently rented at £1500 pcm- Previously rented as a 4 share
- Freehold



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A great INVESTMENT OPPORTUNITY.

Three Bedroom BAY FRONTED terraced property with TWO BATHROOMS located in the WEST END.

Currently rented out at £1500pcm
Has previously been rented as a 4 share

The house briefly comprises an entrance hall, TWO RECEPTIONS rooms, BREAKFAST KITCHEN on the ground floor.

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

To the rear is a paved Courtyard Garden with OUTSIDE W/C.

Well located for De Montford University and Leicester Royal Infirmary.



ENTRANCE HALL
Double glazed front door, Minton tiled floor, radiator, staircase rising to first floor.



RECEPTION ONE
13'5" to bay x 10'2" (4.10 to bay x 3.12)
Coving, radiator, double glazed bay window to front aspect.



RECEPTION TWO
12'11" x 10'5" (3.95 x 3.19)
Cast iron fireplace, coving, built in dresser, radiator, pair of double glazed doors to rear aspect leading outside.





BREAKFAST KITCHEN
16'2" x 8'2" (4.94 x 2.50)
Fitted units with worktops, tiled splashbacks, electric hob, oven, extractor, sink with drainer, built in cupboard housing 'Worcester' boiler, plumbing for washing machine, integrated fridge freezer and dishwasher, spot lights, radiator, built in under stairs cupboard, two double glazed windows to side elevation, double glazed door to rear aspect.

LANDNG
Access to loft, radiator.





BEDROOM ONE
14'9" to bay x 10'4" max (4.50 to bay x 3.15 max)
Radiator, double glazed bay window to front aspect.

INNER HALL



SHOWER ROOM
7'8" x 6'0" max redcing to 4'3" (2.36 x 1.83 max reducing to 1.32)
Shower cubicle with mains shower, low level W/C, pedestal wash hand basin, radiator, spot lights, part tiled walls, double glazed window to front aspect.



BEDROOM TWO
12'11" x 9'6" (3.94 x 2.92)
Radiator, double glazed window to rear aspect.



BEDROOM THREE
9'10" x 8'4" (3.00 x 2.56)
Radiator, double glazed window to rear aspect.



BATHROOM
6'0" x 5'6" (1.83 x 1.69)
Bath with mains shower, low level W/C, pedestal wash hand basin, radiator, tiled walls, spot lights, frosted double glazed window to side aspect.



OUTSIDE

Paved courtyard garden, original outbuildings with outside W/C, storage shed, gate to front 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.

MORTGAGES

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

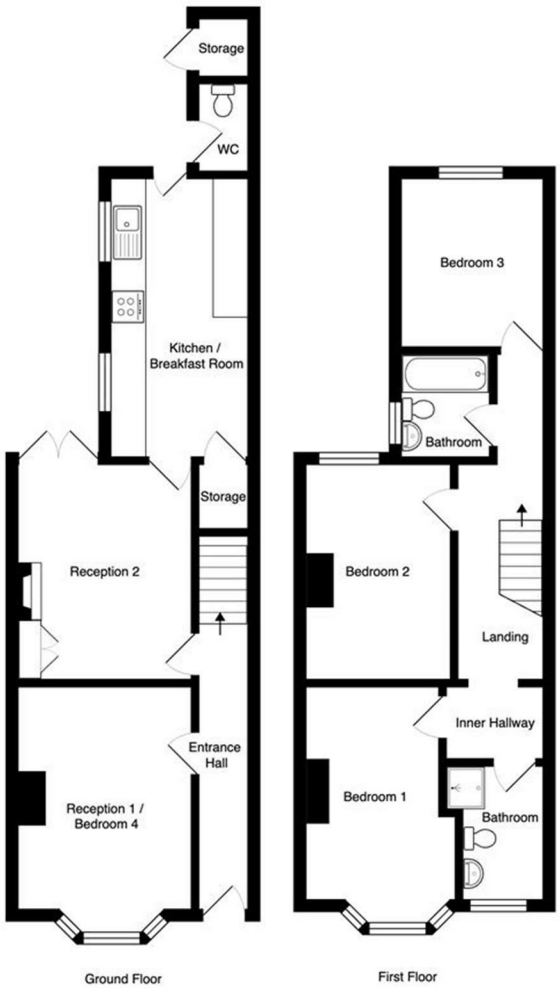
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5pm
Saturday 9am - 4pm

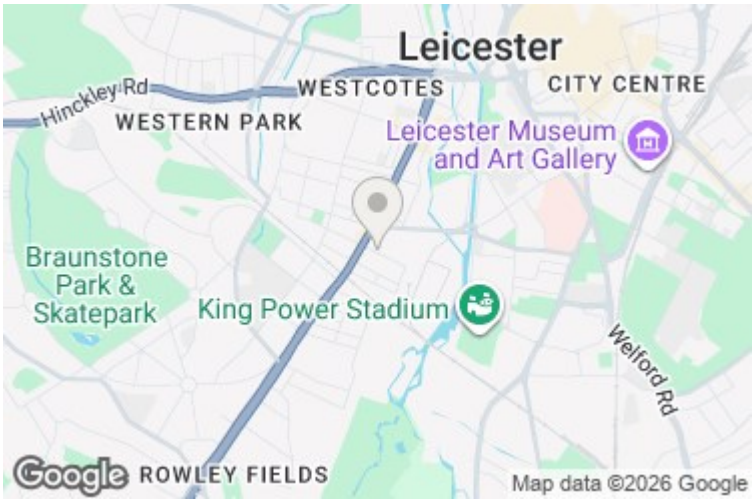


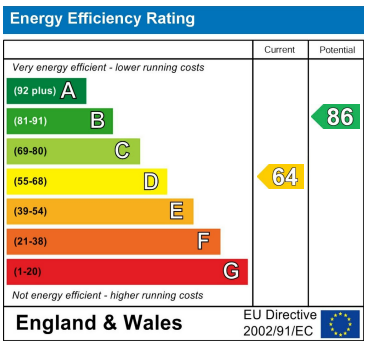
AML DISCLAIMER

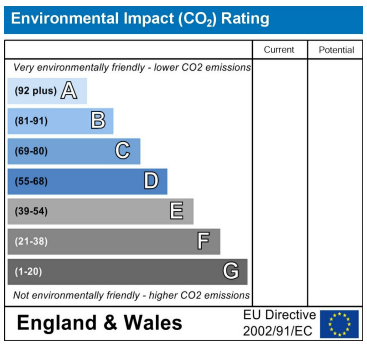
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
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



All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy.







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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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