



Barclay Street, LEICESTER LE3 0JE

welcome to

Barclay Street, LEICESTER

A well-presented three-bedroom mid-terraced. Retaining character features including original flooring to the entrance hall, the property offers two reception rooms, a kitchen, three bedrooms, a bathroom, and an enclosed rear courtyard, outside WC and storage

Entrance Hall

With original flooring.

Reception Room One

Bay window to the front, log burner, wooden flooring and radiator.

Reception Room Two

French door to the rear and radiator.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated dishwasher and space for further appliances. Sash window to the side and door to the side.

First Floor Landing

Loft access.

Bedroom One

Bay window to the front, wood flooring and radiator.

Bedroom Two

Window to the rear, fire place, integrated storage, wood flooring and radiator.

Bedroom Three

Window to the rear, fire place, radiator and carpeted.

Bathroom

Window to the side, shower cubicle, WC, hand wash basin, spot lights and fully tiled.

Front & Rear Of Property

To the front of the property is a traditional palisaded frontage. To the rear of the property is an enclosed courtyard incorporating useful storage and an outside WC.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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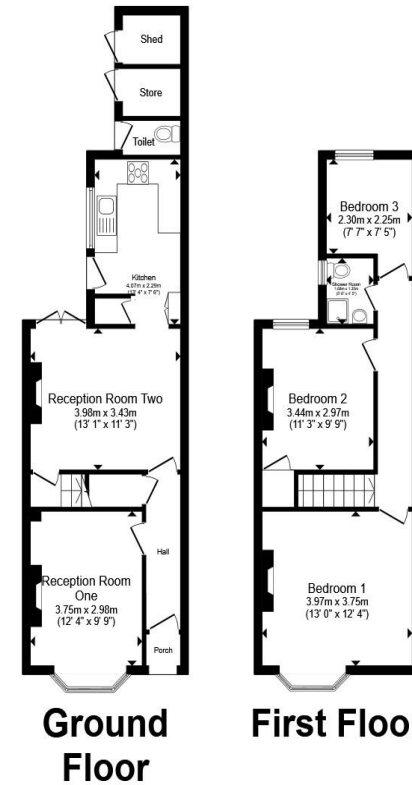
- Three-Bedroom Mid-Terraced
- Sought-After West End Location
- Two Reception Rooms
- Original Hall Flooring & Character Features
- Enclosed Rear Courtyard with WC & Storage

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£190,000



Total floor area 90.3 m² (972 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
LHS121157 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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