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Barclay Street, Leicester LE3 0JE


**william
h brown**

welcome to

Barclay Street, Leicester

Two-bedroom terraced house on Barclay Street in the Westcotes area of Leicester. The property offers two reception rooms with hardwood flooring, a spacious fitted kitchen with integrated appliances, and a bathroom and separate shower room to the first floor.

Lounge

Double glazed bay window to the front and hardwood flooring.

Dining Room

Double glazed window to the rear and hardwood flooring.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, vinyl flooring, integrated oven, hob, fridge and freezer and spaces for a dishwasher and washing machine. Double glazed window to the rear.

First Floor Landing

Stairs rising from the ground floor.

Bedroom One

Double glazed bay window to the front and hardwood flooring.

Bedroom Two

Double glazed window to the rear and hardwood flooring.

Shower Room

Walk in shower

Bathroom

With bath, WC and hand wash basin

Rear Of Property

To the rear of the property is an easy to maintain garden and a range of brick outbuildings.

Agents Note

The vendor has advised that there is permit parking at a cost of £35 per annum. Any prospective buyer is advised to clarify this information with their legal representative.



view this property online williamhbrown.co.uk/Property/LHS120816



welcome to

Barclay Street, Leicester

- Mid terraced house
- Two bedrooms
- Two reception rooms
- Spacious kitchen
- Two first-floor bathrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£210,000

view this property online williamhbrown.co.uk/Property/LHS120816



Property Ref:
LHS120816 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



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