



**Asking Price £180,000**

**Norman Street, Leicester, LE3 0BA**

- Bay Fronted Terraced House
- Entrance Hallway
- Extended Kitchen
- Bathroom
- EPC Rating E Council Tax Band A

- Two Double Bedrooms
- Two Reception Rooms
- Downstairs W/C
- Freehold
- No Upper Chain



A spacious TWO DOUBLE BEDROOM terraced house located in the heart of the WEST END.

The property benefits from a separate entrance hall, TWO RECEPTION rooms, EXTENDED KITCHEN, and a downstairs W/C. to the ground floor.

The first floor comprises two bedrooms and a bathroom.

A courtyard garden to the rear.

The house is offered for sale CHAIN FREE and would make an IDEAL INVESTMENT or FAMILY HOME.

EARLY VIEWING HIGHLY RECOMMENDED CALL BARKERS 0116 270 9394.



#### HALLWAY

Front door, radiator, coving, tiled flooring, built in under stairs cupboard housing fuse box, meter, and storage.



#### RECEPTION ONE

**14'1" to bay x 9'8" (4.31 to bay x 2.96)**

Radiator, coving, picture rail, double glazed bay window to front aspect.



#### RECEPTION TWO

**12'9" x 11'10" (3.89 x 3.63)**

Electric fireplace, picture rail, coving, radiator, double glazed door to rear aspect, door into,



#### KITCHEN

**13'6" x 7'6" (4.12 x 2.31)**

Fitted units with worktops, sink with drainer, boiler, plumbing for washing machine, space for fridge freezer, radiator, double glazed window to side aspect, door into,

#### INNER HALLWAY

**7'3" x 3'6" (2.23 x 1.08)**

Door to side aspect.

#### DOWNSTAIRS W/C

Low level W/C, double glazed frosted window to rear aspect.

#### LANDING

Access to loft, radiator.



#### BEDROOM ONE

**14'6" to bay x 12'9" (4.43 to bay x 3.90)**

Fireplace, floorboards, radiator, double glazed bay window to front aspect.



#### BEDROOM TWO

**12'0" x 9'9" (3.66 x 2.98)**

Fireplace, radiator, floor boards, double glazed window to rear aspect.



#### BATHROOM

**13'5" x 7'6" (4.11 x 2.31)**

Bath with electric shower, low level W/C, pedestal wash hand basin, part tiled walls, radiator, frosted double glazed window 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



#### OUTSIDE

Courtyard garden with low brick wall, gate to rear access.

To the front of the property is a low level brick wall.

#### 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.

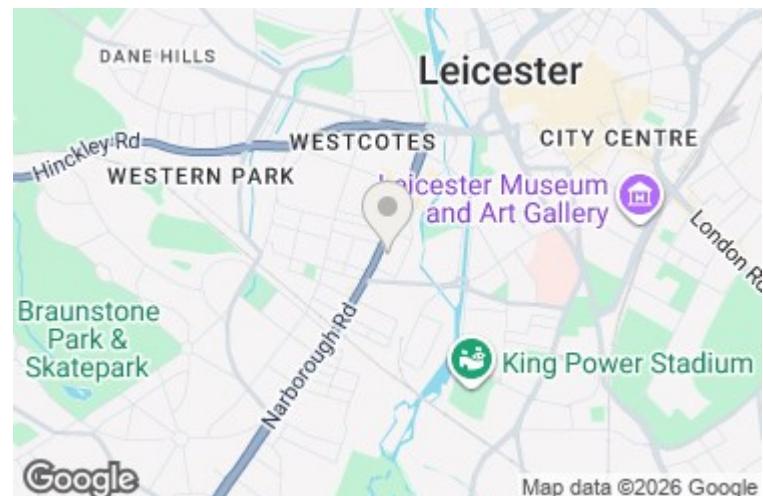
#### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

#### Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

# Est.1985 **Barkers**

**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

