



Asking Price £215,000

Hamilton Street, Leicester, LE2 1FQ

- Three Bedrooms
- Two Reception Rooms
- Downstairs Bathroom
- EPC Rating D
- No Upper Chain
- Terraced House
- Kitchen
- Ideal First Time Buy or Investment
- Council Tax Band A
- Freehold / Conservation Area



A spacious THREE BEDROOM terraced house located in HIGHFIELDS.

The property briefly comprises TWO RECEPTION ROOMS, kitchen and DOWNSTAIRS BATHROOM on the ground floor.

On the first floor there are three bedrooms.

To the rear is a courtyard garden.

The home is offered for sale with NO UPPER CHAIN.

Conveniently located for Leicester City Centre, Train station, De Montford University and LRI.



RECEPTION ONE

11'6" x 10'11" (3.51 x 3.33)

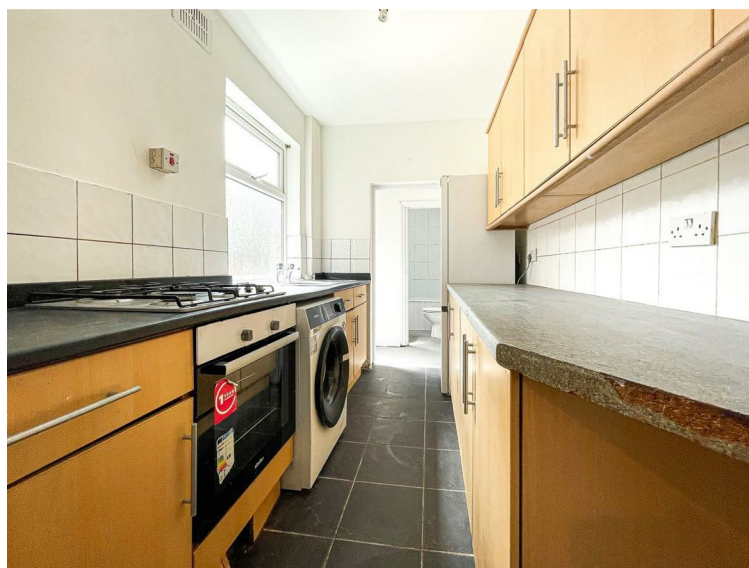
Front door, meter cupboard, picture rail, radiator, window to front aspect.



RECEPTION TWO

11'10" x 10'10" (3.63 x 3.32)

Cast iron fireplace, under stairs cupboard, picture rail, radiator, double glazed window to rear aspect.



KITCHEN

9'11" x 6'3" (3.03 x 1.93)

Fitted units with worktops and tiled splash backs, sink with drainer, four ring gas hob and oven, plumbing for washing machine, space for fridge freezer, tiled floor, frosted double glazed window to side aspect.

LOBBY

Double glazed door to side aspect.



DOWNSTAIRS BATHROOM

5'8" x 5'7" (1.74 x 1.72)

Bath, pedestal wash hand basin, low level W/C, part tiled walls, radiator, double glazed window to side aspect.

LANDING

Radiator.



BEDROOM TWO

11'11" x 9'6" (3.64 x 2.91)

Built in cupboard with access to loft, radiator, double glazed window to rear.



BEDROOM ONE

12'8" x 11'6" (3.87 x 3.51)

Picture rail, radiator, double glazed window to front aspect.



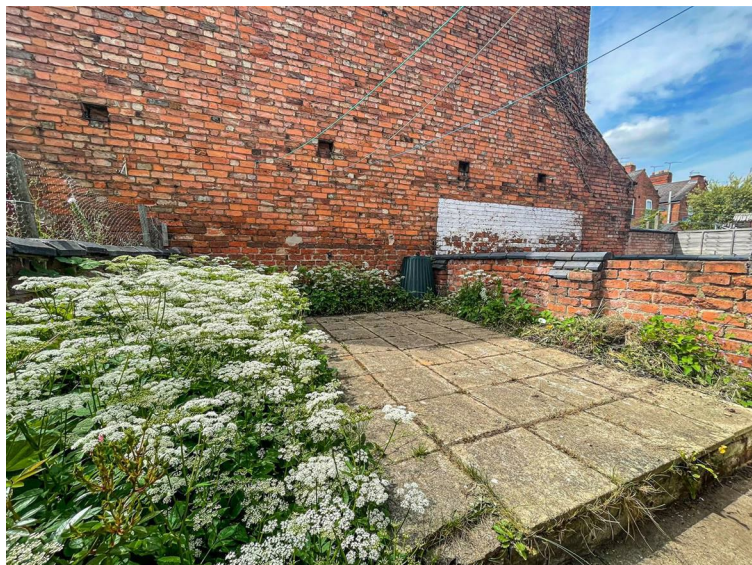
BEDROOM THREE

10'0" x 6'4" (3.05 x 1.95)

Built in cupboard housing boiler, radiator, double glazed window to rear.

OUTSIDE

Courtyard garden with paved area, gate to front.



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

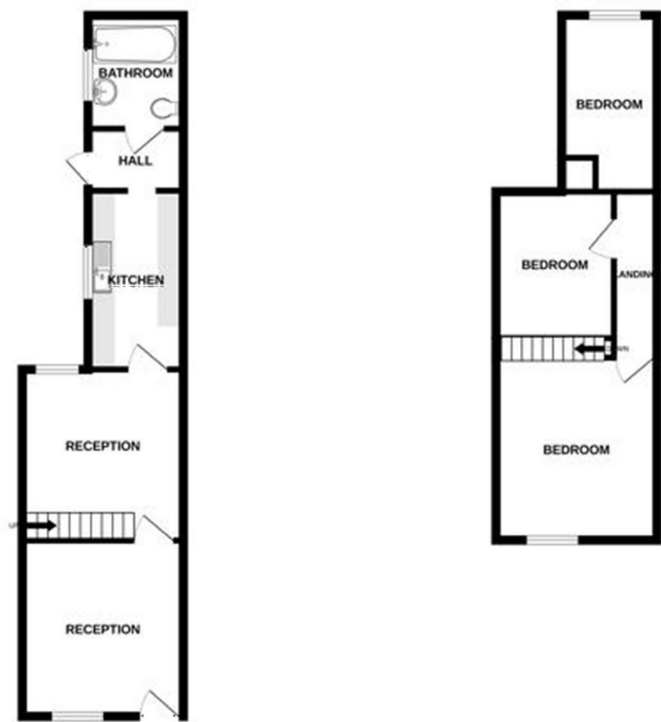
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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.

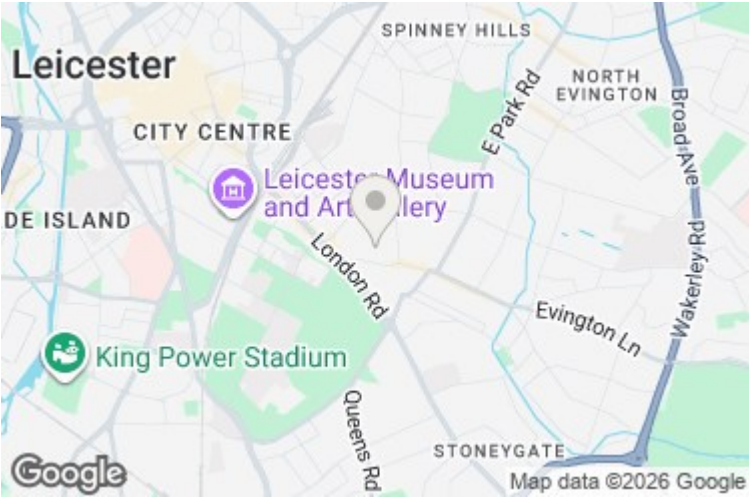
This must be paid before we can issue a memorandum of sale.

The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	57	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Barkers

Est.1985

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

