



**Barclay Street, Leicester LE3 0JE**

**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.





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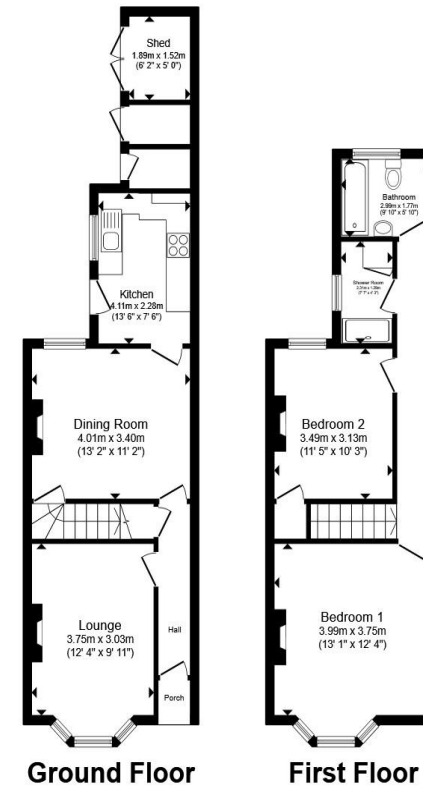
## Barclay Street, Leicester

- 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

**£200,000**



Total floor area 90.3 m<sup>2</sup> (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](http://www.propertybox.io)



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Property Ref:  
LHS120816 - 0008

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