



## Asking Price £200,000

Sheffield Street, Leicester, LE3 0GX

- Extended Terraced House
- Two Reception Rooms
- Downstairs Shower Room
- No Chain
- Council Tax Band AEPC Rating D
- Three Bedrooms
- Kitchen
- Courtyard Garden
- Freehold
- Suit a Family or Investor



A spacious and well presented THREE BEDROOM terraced home in the WEST END.

The property comprises of TWO RECEPTION ROOMS, kitchen and a downstairs shower room.

On the first floor are three bedrooms.

Courtyard garden to the rear.

The house is being sold with NO UPPER CHAIN and would suit families or investors.

Sheffield Street is conveniently located in the West End of Leicester, nearby local schools and amenities on Upperton Road and Narborough Road, as well as road and transport links to the City.



#### RECEPTION TWO

**14'6" x 10'10" (4.42 x 3.32)**

Built in under stairs cupboard, radiator, double glazed window to rear aspect.



#### RECEPTION ONE

**10'11" x 10'10" (3.33 x 3.32)**

Double glazed front door, coving, meter cupboard, radiator, double glazed window to front aspect.



#### KITCHEN

**11'9" x 5'10" (3.60 x 1.80)**

Fitted units with worktops, sink with drainer, 'Worcester' boiler, plumbing for washing machine and dishwasher, space for fridge freezer, gas hob oven and extractor, tiled floor, part tiled walls, radiator, double glazed door and window to side aspect, door into,



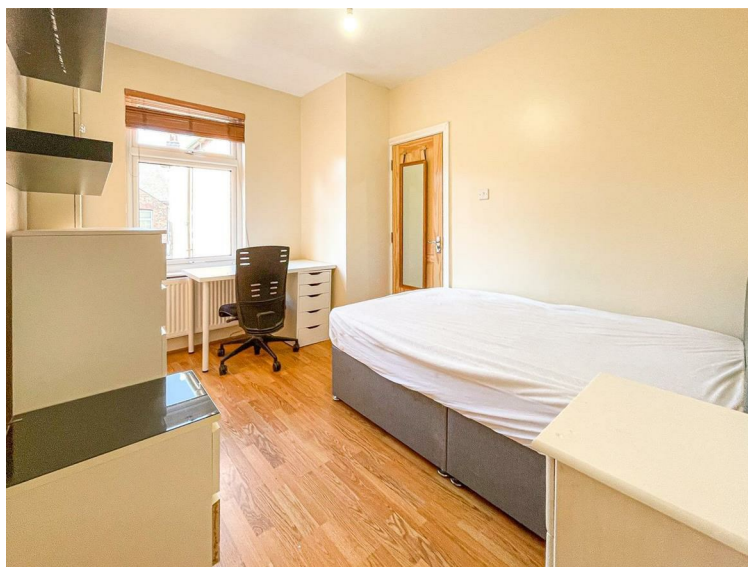
**DOWNSTAIRS SHOWER ROOM**

**6'3" x 6'0" (1.92 x 1.85)**

Corner shower cubicle with mains shower, low level W/C, pedestal wash hand basin, radiator, tiled floor and walls, frosted double glazed windows to side and rear aspects.

**LANDING**

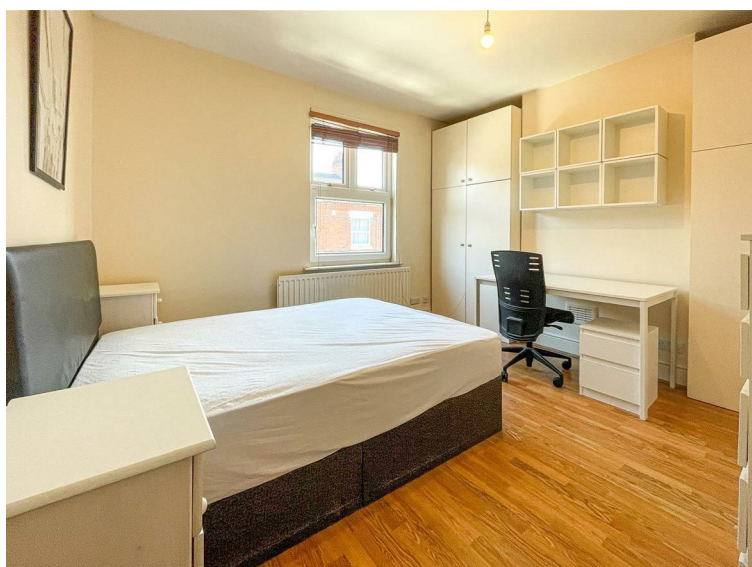
Double glazed door to side aspect leading to shared covered alley way, access to loft, two radiators.



**BEDROOM TWO**

**11'7" x 9'7" (3.55 x 2.94)**

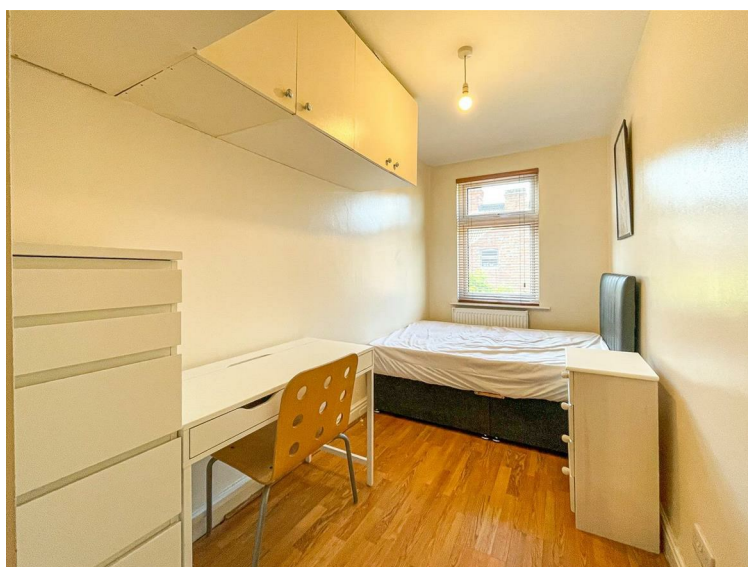
Walk in cupboard, radiator, double glazed window to rear aspect.



**BEDROOM ONE**

**12'7" x 10'11" (3.84 x 3.34)**

Radiator, double glazed window to front aspect.



**BEDROOM THREE**

**11'10" x 6'0" (3.62 x 1.85)**

Fitted cupboard, radiator, double glazed window to rear aspect.



### OUTSIDE

Paved courtyard garden. Gate to front leading to shared covered alley way with double glazed door to front aspect leading out onto Sheffield Street.



### 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.

### 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

### AML DISCLAIMER

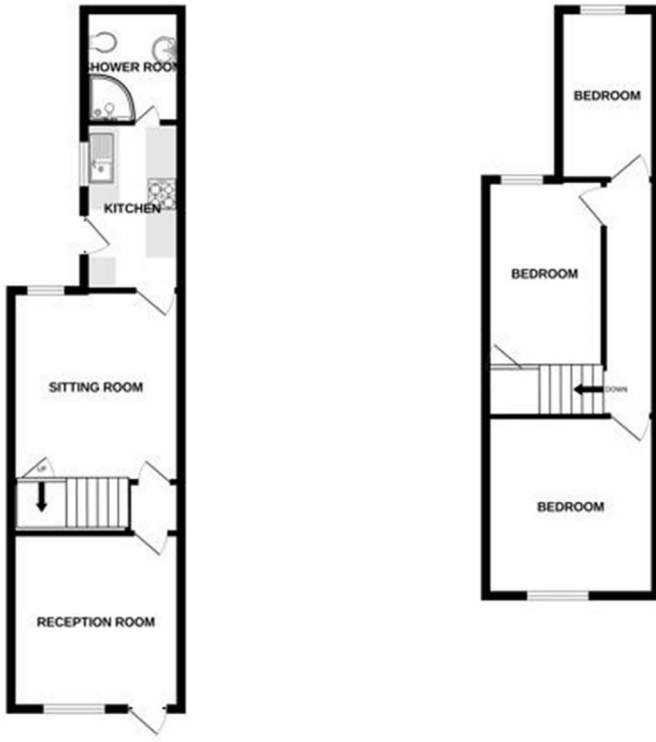
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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.

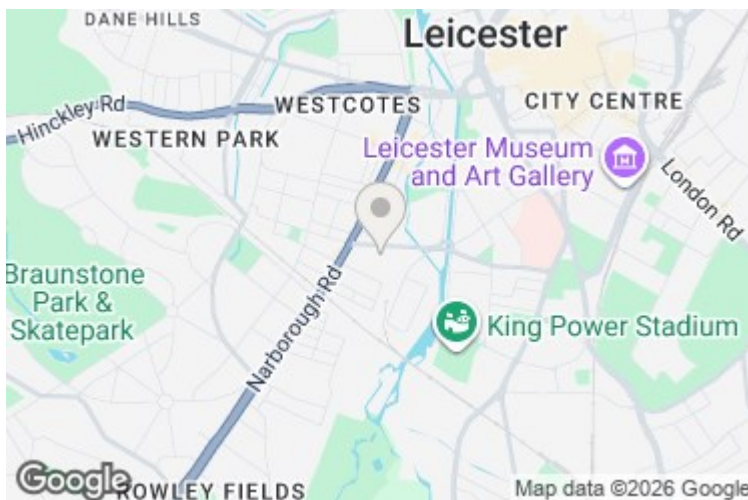
This must be paid before we can issue a memorandum of sale.

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	79
<b>England &amp; Wales</b>		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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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

