

FREEHOLD

House - Terraced

**BARCLAY STREET, WESTCOTES,
LEICESTER, LE3 0JB**

£199,950

FEATURES

- Great location
- Entrance Hallway
- Lounge
- Three / Four Bedrooms
- Kitchen with Utility Area
- Ground Floor Shower Room / Upstairs Bathroom



SETHS

4 Bedroom House - Terraced located in Leicester

Seths are delighted to market this 3 / 4 Bedroom mid-terraced property situated in the popular WESTCOTES area of Leicester. The property briefly comprises of; an entrance hallway, lounge, kitchen, utility area, downstairs shower room, downstairs bedroom, first floor landing leading to three bedrooms and a family bathroom. This property further benefits from gas central heating and double glazed windows.

Viewing is by appointment only.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

