



18 Noel Street, Leicester LE30DS

MOORE  
& YORK



### Property at a glance:

- Victorian Bay Window Terrace
- Two Double Bedrooms
- Easy Access City Centre & DMU
- Two Reception Rooms & Kitchen
- Gas Heating
- No Upward Sales Chain
- Close To Local Facilities

Asking Price £150,000 Freehold



Victorian terraced bay window terraced home situated in a popular location offering easy access to the extensive facilities of West End and Narborough Road and within a short drive of the Leicester city centre and DeMontfort University. The property is being sold with no upward chain and the centrally heated accommodation briefly comprises to the ground floor lounge, dining room, kitchen and to the first floor two double bedrooms and bathroom and stands with easily maintainable garden to rear and small forecourt to front. The property would ideally suit the FTB and investment purchaser alike and we recommend a early viewing.

#### DETAILED ACCOMMODATION

Hardwood door leading to;

#### LOUNGE

13' 2" x 11' 1" (4.01m x 3.38m) UPVC sealed double glazed bay window to front aspect, radiator.

#### DINING ROOM

12' 4" x 11' 0" (3.76m x 3.35m) Radiator, sash window, stairs leading to first floor accommodation.

#### KITCHEN

12' 8" x 5' 11" (3.86m x 1.80m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, wall mounted eye level cupboards, cooker space, wall mounted gas boiler, door to rear garden.

#### FIRST FLOOR LANDING

#### BEDROOM 1

11' 6" x 11' 1" (3.51m x 3.38m) UPVC sealed double glazed window, radiator, over stairs cupboard.





## **BEDROOM 2**

12' 4" x 8' 1" (3.76m x 2.46m) Radiator, sash window.

## **BATHROOM**

12' 10" x 6' 0" (3.91m x 1.83m) Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, airing cupboard, radiator.

## **OUTSIDE**

Easily maintainable garden to rear with brick built outhouses and small forecourt to front.

## **SERVICES**

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, windows are partially double glazed.

## **VIEWING**

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## **MAKING AN OFFER**

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## **TENURE**

Freehold

## **COUNCIL TAX BAND**

Leicester A

## **EPC RATING**

D

## **FLOOR PLANS**

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## **IMPORTANT INFORMATION**

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.

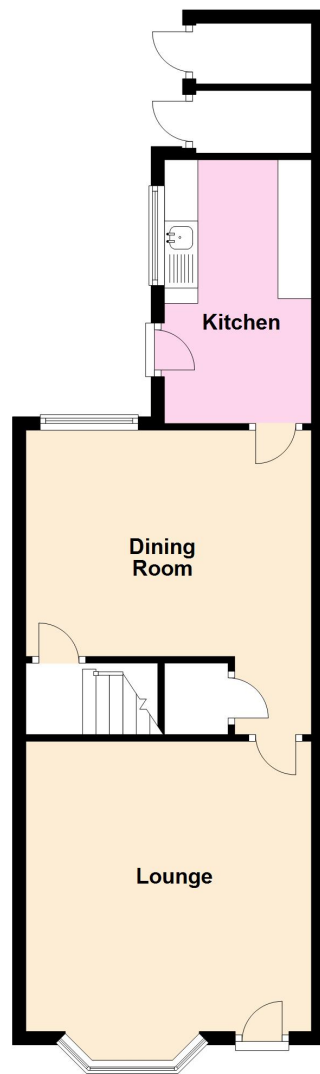
### **Property Information Questionnaire**

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.



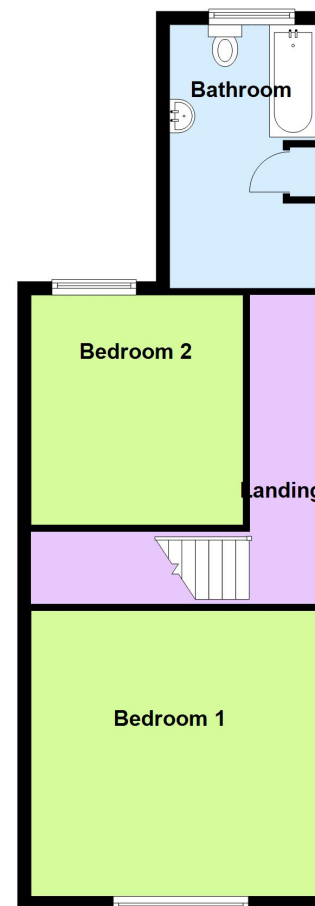
### Ground Floor

Approx. 50.9 sq. metres (548.2 sq. feet)



### First Floor

Approx. 47.2 sq. metres (507.6 sq. feet)



Total area: approx. 98.1 sq. metres (1055.8 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "€" if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

