



92 Bosworth Street, Leicester LE35RD

MOORE
& YORK



Property at a glance:

- Beautifully Presented Terraced Home
- Excellent Fusion Character & Contemporary Living
- Easy Access City Centre, Train station and DMU
- Gas Central Heating & D\G
- No Upward Chain
- Two Double Bedrooms
- Easily Maintainable Garden
- Ideal Buy To Let or First Time Buy
- Victorian Style Stripped Doors Throughout

Asking Price £180,000 Freehold



Beautifully presented Victorian terraced conveniently located within easy access of all local facilities and within a short drive of the Leicester City Centre, the main Railway Station and DMU. The property has been maintained and improved with great care and attention to offer an excellent fusion of character and contemporary living and the well planned centrally heated and double glazed accommodation briefly comprises to the ground floor lounge, dining and kitchen and to the first floor two double bedrooms and bathroom and stands with easily maintainable tiered garden to rear with utility outhouse. This lovely home would ideally suit the first time and investment buyer alike and an internal viewing is essential to appreciate the style and standard of accommodation provided.

DETAILED ACCOMMODATION

Composite door leading to;

LOUNGE

11' 5" x 11' 1" (3.48m x 3.38m) Feature display fire recess with exposed brickwork and carved hardwood surround, alcove shelving, ornate coving, stripped frontage meters cupboard, UPVC sealed double glazed window with inset blind, radiator, TV point.

DINING ROOM

12' 5" x 11' 1" (3.78m x 3.38m) Enclosed stairs leading to first floor accommodation, feature solid fuel burner set in exposed brick recess with raised tiled hearth and carved hardwood surround, under stairs cupboard, UPVC sealed double glazed window with inset blind, radiator.





KITCHEN

11' 11" x 6' 4" (3.63m x 1.93m) Nicely fitted in a range of soft close units comprising sink unit with mixer tap over and cupboard under, matching range of base units with butcher block work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over, inset spotlights, radiator, UPVC sealed double glazed door and window to rear aspect.

FIRST FLOOR LANDING

Access to boarded loft space with pull down ladder.

BEDROOM 1

12' 7" x 11' 5" (3.84m x 3.48m) Radiator, UPVC sealed double glazed window with inset blind, cast iron fire surround.

BEDROOM 2

12' 5" x 9' 7" (3.78m x 2.92m) Radiator, cast iron fire surround, over stairs cupboard, UPVC sealed double glazed window with inset blind, alcove shelving.

BATHROOM

12' 1" x 6' 6" (3.68m x 1.98m) Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, wall mounted gas boiler, radiator, tiled splash backs, UPVC sealed double glazed window.

OUTSIDE

Easily maintainable slate patio tiered garden to rear providing two seating areas with white washed brick borders. Utility outhouse with plumbing for washing machine.

VIEWING

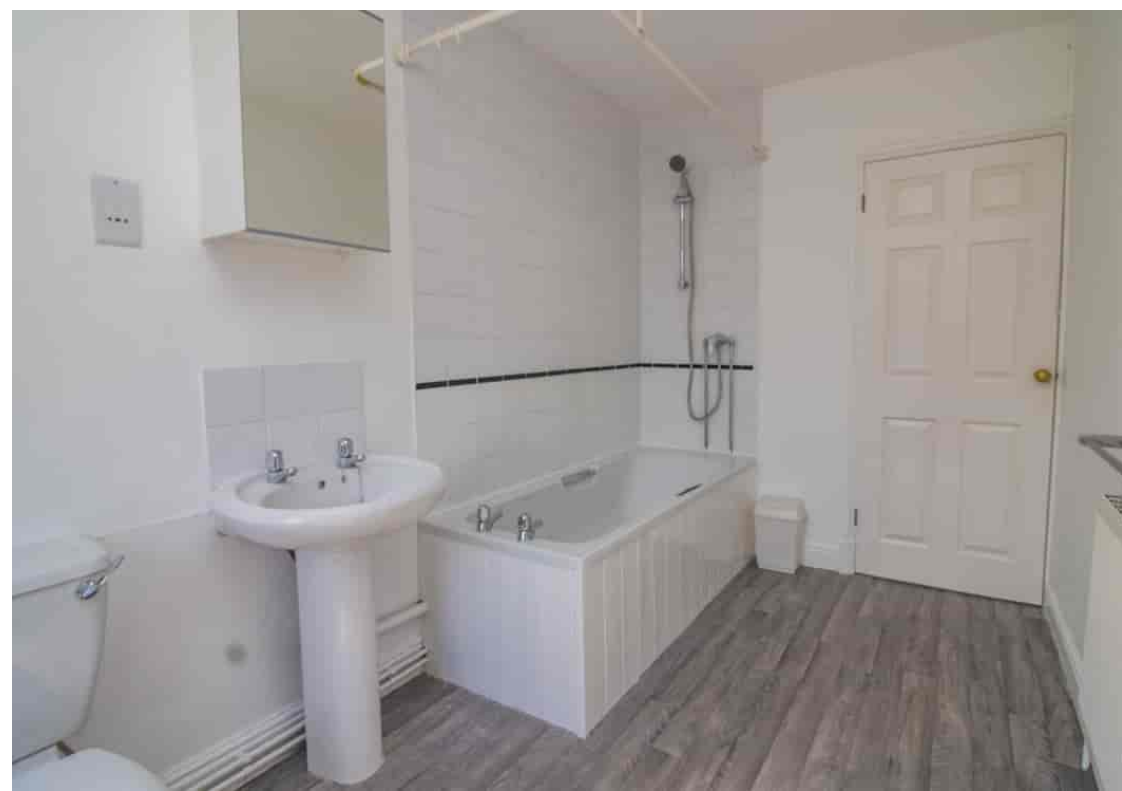
Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

SERVICES

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with UPVC sealed units.









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.

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.

TENURE

Freehold

COUNCIL TAX BAND

Leicester A

EPC RATING

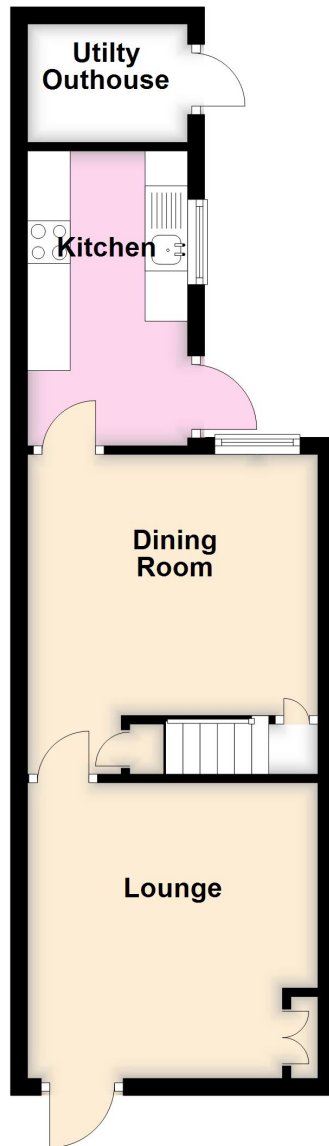
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IMPORTANT INFORMATION

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. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

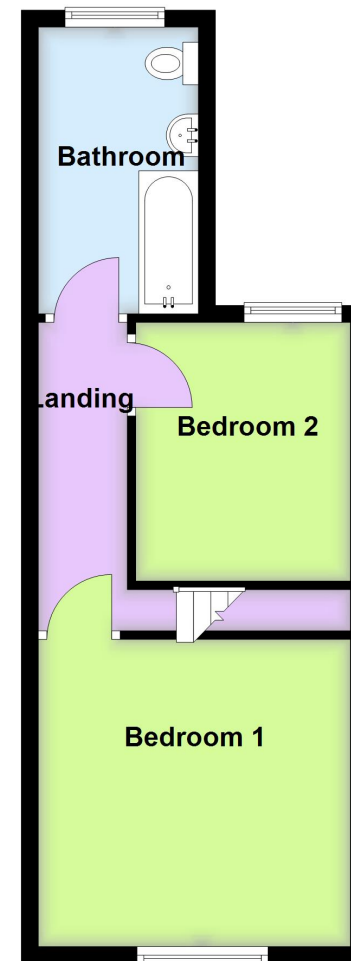
Ground Floor

Approx. 34.5 sq. metres (371.5 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.6 sq. feet)



Total area: approx. 67.9 sq. metres (731.1 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

