



30 Henton Road, Leicester LE36AX

MOORE
& YORK



Property at a glance:

- Victorian Character Terraced Home
- Easy Access City Centre, Train station and DMU
- Feature Rear Garden
- Two Double Bedrooms
- Gas Central Heating & D/G
- Spacious Loft Space
- Two Reception Rooms & Kitchen
- Viewing Essential

Asking Price £166,500 Freehold



We are pleased to bring to market this Victorian character two double bedroom terraced home situated within walking distance of local facilities and within a short drive of the Leicester City Centre, main Leicester train station and DMU. The present owner has taken great care and attention to create a home oozing with character features to include original fire places, stripped and varnished and Quarry tiled flooring but still retaining the comforts of a re-fitted kitchen with built in cooker and hob, double glazing and gas heating and benefits from a spacious fully boarded loft accessed from pull down ladder and stands with a feature rear garden providing a ideal seating area of great character. Rarely do properties with such style become available and an internal viewing is essential.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

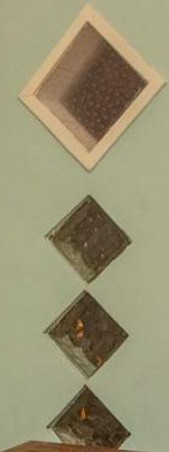
DINING ROOM

11' 10" x 11' 0" (3.61m x 3.35m) Double radiator, UPVC sealed double glazed window, original tiled fire surround with display recess, meter cupboard, stripped wood paneled flooring, newly wall papered chimney breast and entrance wall.

LOUNGE

11' 10" x 11' 0" (3.61m x 3.35m) Quarry tiled flooring, sealed double glazed window, stairs with hand rails leading to first floor accommodation, glazed display bricks, feature solid fuel burner (available by separate negotiation) set in chimney breast recess, display shelving, bamboo blind.





KITCHEN

10' 0" x 6' 2" (3.05m x 1.88m) recently re-fitted comprising stainless steel sink unit with cupboards under, matching range of base units with newly fitted butcher block work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood wall mounted combination central heating boiler, heated towel rail, tiled splash back, new Lino tile effect flooring, microwave recess, free standing washing machine, UPVC sealed double window and door to rear aspect.

FIRST FLOOR LANDING

Pull down ladder leading to fully boarded spacious loft area with power and light and ample head room, double radiator, stripped and varnished panelled flooring

BEDROOM 1

11' 10" x 11' 0" (3.61m x 3.35m) Stripped and varnished panelled flooring, built in over stairs cupboard, radiator, UPVC sealed double glazed window, display shelving, metal window blind.

BEDROOM 2

11' 1" x 8' 4" (3.38m x 2.54m) Double radiator, wooden framed window with double glazed insert, stripped and varnished wood panelled flooring.

BATHROOM

10' 0" x 6' 2" (3.05m x 1.88m) Three piece suite comprising panelled bath with Victorian style shower attachment, pedestal wash hand basin and low level WC, wooden framed window with double glazed inserts, double radiator, stripped and varnished wood panelled flooring.

OUTSIDE

Feature reclaimed and recently repaired brick seating area with with light grey sun/rain and privacy screen with lighting, brick built repainted outhouses with tiered herb and evergreen beds with steps with hand rails leading to repainted gated access to rear, flower basket and hanger, re-rendered and pointed walling.

PLEASE NOTE

There are numerous other items available for sale by separate negotiation which we can provide details of if required.

SERVICES

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

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

EPC RATING

TBC

COUNCIL TAX BAND

Leicester A

FLOOR PLANS

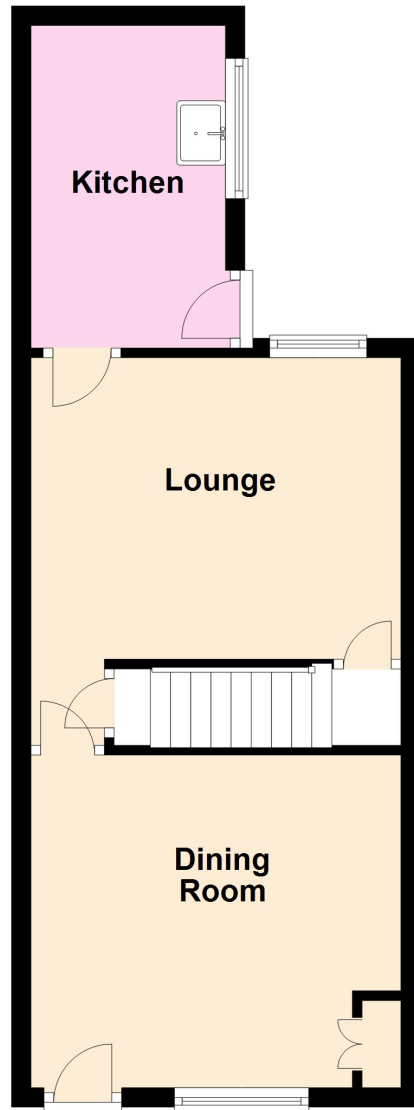
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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

Ground Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



Total area: approx. 70.8 sq. metres (762.5 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 â€” 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

