



9 Browning Street, Leicester LE30JJ

MOORE  
& YORK



### Property at a glance:

- Victorian Mid Terraced Home
- Two Receptions & Kitchen
- Two Bedrooms & Bathroom
- No Upward Chain
- Easy Access City Centre, Train station and DMU
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- Ideal Investment

Asking Price £159,950 Freehold



Victorian two bedroom mid terraced situated within walking distance of the local facilities of Narborough Road and within a short drive of the Leicester City Centre, the main Leicester Railway Station, Leicester DMU, and the popular Fosse Park Retail Centre. The gas centrally heated accommodation briefly comprises to the ground floor entrance hall, two reception rooms and kitchen and to the first floor two bedrooms and bathroom and stands with easily maintainable garden to rear. The property would ideally suit the investment purchaser and we recommend an early viewing

#### DETAILED ACCOMMODATION

Hardwood door leading to

#### ENTRANCE HALL

#### FRONT RECEPTION

Radiator, wall mounted gas fire, understairs cupboard.

#### REAR RECEPTION

Radiator, stairs leading to first floor accommodation, wall mounted gas fire in traditional tiled surround.

#### KITCHEN

Sink unit with cupboards under, cooker space, door to rear garden.

#### FIRST FLOOR LANDING

#### BEDROOM 1

Radiator, cast iron fire surround.

#### BEDROOM 2

Radiator, cast iron fire surround, over stairs cupboard.

#### BATHROOM

Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, UPVC sealed double glazed window, airing cupboard..

#### OUTSIDE

Easily maintainable patio rear garden with brick built outhouse.



## SERVICES

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

## COUNCIL TAX BAND

Leicester A

## EPC RATING

TBC

## TENURE

Freehold

## 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.

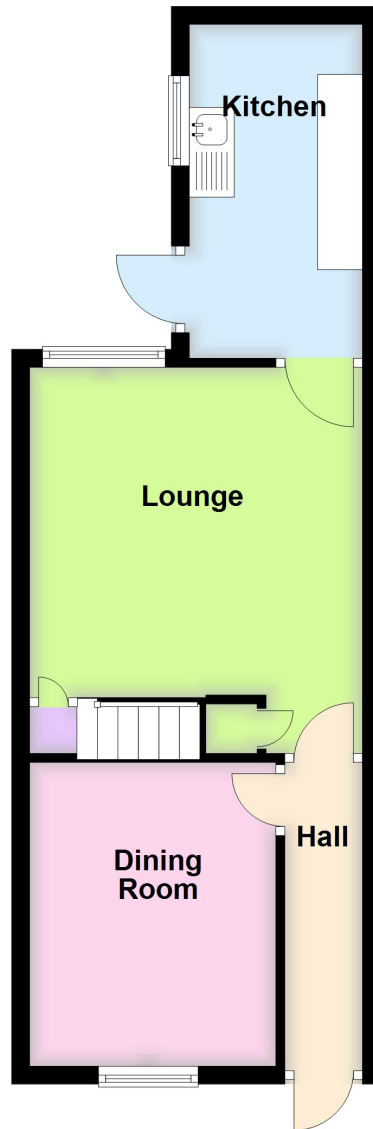
## IMPORTANT INFORMATION

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. 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.



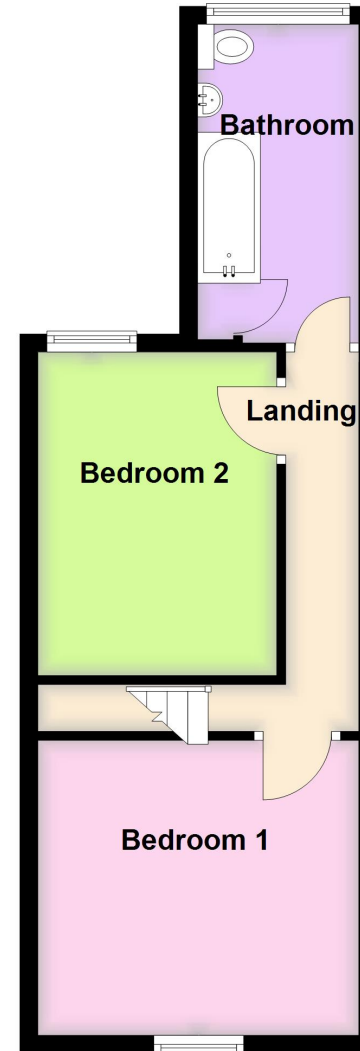
### Ground Floor

Approx. 36.1 sq. metres (388.9 sq. feet)



### First Floor

Approx. 33.7 sq. metres (362.6 sq. feet)



Total area: approx. 69.8 sq. metres (751.5 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 – 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

