



7 Vernon Street

Leicester LE35JQ

MOORE
& YORK



Property at a glance:

- Victorian Mid Terraced Home
- Two Reception Rooms & Kitchen
- Gas Heating & double Glazing
- Short Drive DMU & Leicester City Centre
- Easy Access All Local Facilities
- No Upward Chain
- Ideal Investment

Asking Price £155,000 Freehold



Victorian mid two bedroom terraced home situated within easy access of the local facilities of West End and Narborough Road and within a short drive of the DMU and the Leicester City Centre. The property is being sold with no upward chain and the well planned centrally heated and double glazed accommodation briefly comprises to the ground floor open plan lounge/dining room and kitchen and to the first floor two double bedrooms and bathroom and stands with easily maintainable garden to rear. The property would ideally suit the investment purchaser.

DETAILED ACCOMMODATION

Sealed double glazed door leading to

LOUNGE/DINING ROOM

27' 4" x 10' 8" (8.33m x 3.25m) Radiator, TV point.
Open plan to front and rear aspect

KITCHEN

9' 9" x 6' 4" (2.97m x 1.93m) One and a half bowl single drainer. Sink unit below. Matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, , cooker space with extractor fan over set in stainless steel hood, wall mounted gas boiler, UPVC sealed double window, plumbing for washing machine, radiator, UPVC double glazed door to rear garden

FIRST FLOOR LANDING

BEDROOM 1

11' 5" x 10' 9" (3.48m x 3.28m) Radiator, UPVC sealed double glazed window, over-stairs cupboard

BEDROOM 2

12' 3" x 8' 2" (3.73m x 2.49m) Radiator, UPVC sealed double glazed window, over-stairs cupboard

BATHROOM

9' 10" x 6' 4" (3.00m x 1.93m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level W/C. UPVC sealed double glazed window, heated towel rail.



OUTSIDE

Patio garden to rear and 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 are 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.

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

COUNCIL TAX BAND

Leicester A

TENURE

Freehold

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.



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

