



Minehead Street

Leicester LE30SH

MOORE  
& YORK



### Property at a glance:

- Nicely Presented Terrace Home
- New Carpets & Redecoration Throughout
- Two Receptions & Kitchen
- Two Double Bedrooms
- New Tiled Roof
- Close Proximity Local Amenities
- Ideal FTB/Investment Purchase

£172,500 Freehold



Nicely presented two double bedroom Victorian mid terrace home situated within easy access of local facilities and within a short drive of the cafes and restaurants of West End, the Leicester City Centre, DMU, the Fosse Park Retail Centre and the M1/M69 road junction offering excellent transport links. The property is being sold with no upward chain and benefits from redecoration and new carpeting throughout and a new roof. The centrally heated and double glazed accommodation briefly comprises to the ground floor dining room, lounge and kitchen and to the first floor two double bedrooms and shower room. The property would ideally suit the first time and investment buyer alike and we recommend an early viewing.

#### DETAILED ACCOMMODATION

Hardwood door leading to

#### DINING ROOM

11' 7" x 10' 3" (3.53m x 3.12m) UPVC sealed double glazed window, radiator, ornate coving, original alcove cupboard and drawers.

#### INNER HALLWAY

Under stairs cupboard

#### LOUNGE

12' 5" x 11' 7" (3.78m x 3.53m) Enclosed stairs leading to first floor accommodation, UPVC sealed double glazed window, radiator.

#### KITCHEN

12' 5" x 6' 3" (3.78m x 1.91m) Fitted in a range of units comprising sink unit with cupboards under, matching range of base units with 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, radiator, UPVC sealed double glazed window., door to rear garden.

#### FIRST FLOOR

#### BEDROOM 1

12' 8" x 11' 7" (3.86m x 3.53m) UPVC sealed double glazed square bow window, radiator, over stairs cupboard.









## **BEDROOM 2**

12' 1" x 9' 8" (3.68m x 2.95m) Radiator, UPVC sealed double glazed window.

## **SHOWER ROOM**

12' 6" x 6' 7" (3.81m x 2.01m) Three piece suite comprising large tiled shower cubicle, vanity sink unit and low level WC, boiler cupboard, heated towel rail, UPVC sealed double glazed window.

## **OUTSIDE**

Easily maintainable patio garden to rear with brick built outhouses..

## **VIEWING**

## **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.

## **TENURE**

Freehold

## **COUNCIL TAX BAND**

Leicester A

## **EPC RATING**

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## **IMPORTANT INFORMATION**

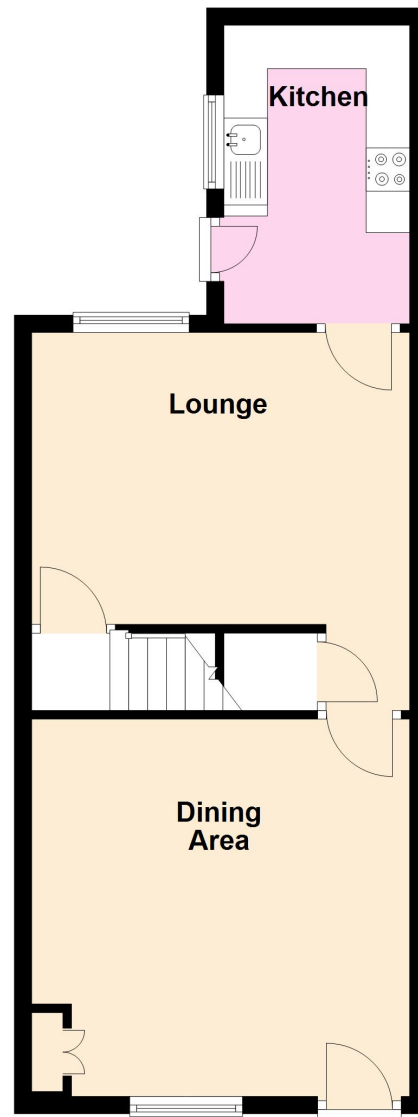
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.





### Ground Floor

Approx. 45.9 sq. metres (493.5 sq. feet)



### First Floor

Approx. 46.0 sq. metres (495.6 sq. feet)



Total area: approx. 91.9 sq. metres (989.1 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

