



106 Dunton Street, Leicester LE35EN

MOORE
& YORK



Property at a glance:

- Victorian Terraced Home
- Nicely Presented Throughout
- Gas Central Heating & D\G
- Two Double Bedrooms & Bathroom
- Two Receptions & Fitted Kitchen
- No Upward Sales Chain
- Ideal First Time Home

£178,000 Freehold



Nicely presented Victorian terraced home situated within close proximity of local amenities and within a short drive of the Leicester City Centre and the Western Bypass offering excellent transport links. This lovely property provides an ideal first time buy and benefits from cottage style doors throughout and character features, and the well planned centrally heated and double glazed accommodation briefly comprises to the ground floor sitting/dining room, lounge with feature solid fuel burner and fitted kitchen, and to the first floor two double bedrooms and family bathroom and stands with lawn garden to rear with seating area. The property is being sold with no upward chain and we highly recommend an internal viewing.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

FRONT RECEPTION/DINING ROOM

11' 7" x 11' 0" (3.53m x 3.35m) Radiator, UPVC sealed double glazed window.

REAR RECEPTION/LOUNGE

11' 7" x 11' 0" (3.53m x 3.35m) Enclosed stairs leading to first floor accommodation, feature chimney breast recess housing solid fuel burner, under stairs cupboard, radiator, UPVC sealed double glazed window, TV point.



KITCHEN

13' 0" x 6' 0" (3.96m x 1.83m) 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, plumbing for washing machine, tiled splash backs, inset spot lights, UPVC sealed double glazed window and door to rear aspect.

FIRST FLOOR LANDING

Access to loft space.





BEDROOM 1

12' 6" x 12' 2" (3.81m x 3.71m) Radiator, UPVC sealed double glazed window.

BEDROOM 2

11' 7" x 9' 6" (3.53m x 2.90m) Radiator, UPVC sealed double glazed window, over stairs cupboard.

BATHROOM

13' 0" x 6' 0" (3.96m x 1.83m) Three piece suite comprising paneled bath with shower attachment over, pedestal wash hand basin and low level WC, large tiled splash backs, airing cupboard housing Worcester boiler, radiator, UPVC sealed double glazed window.

OUTSIDE

Patio and lawn garden to rear, outhouses, gated access to side.

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

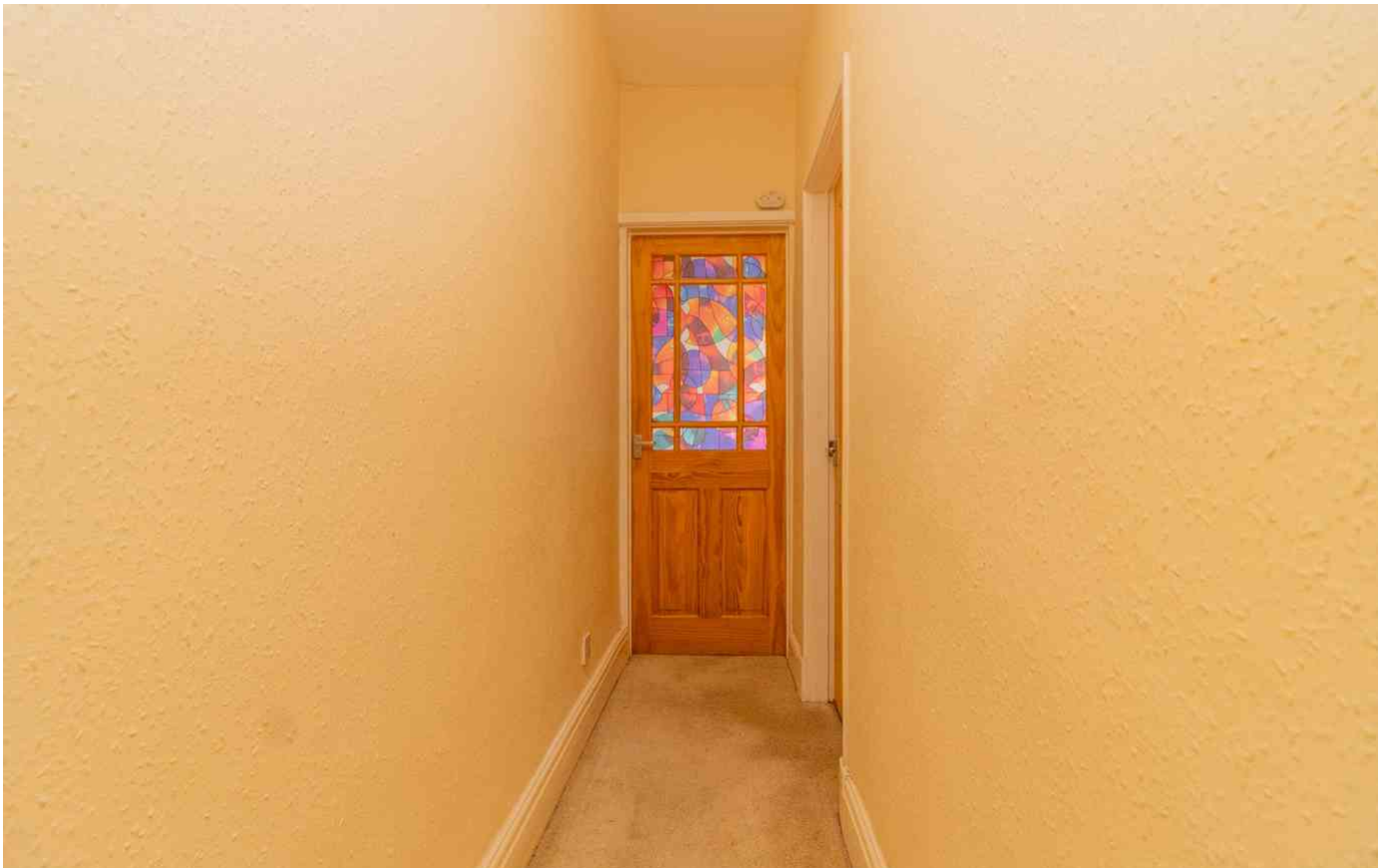
Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

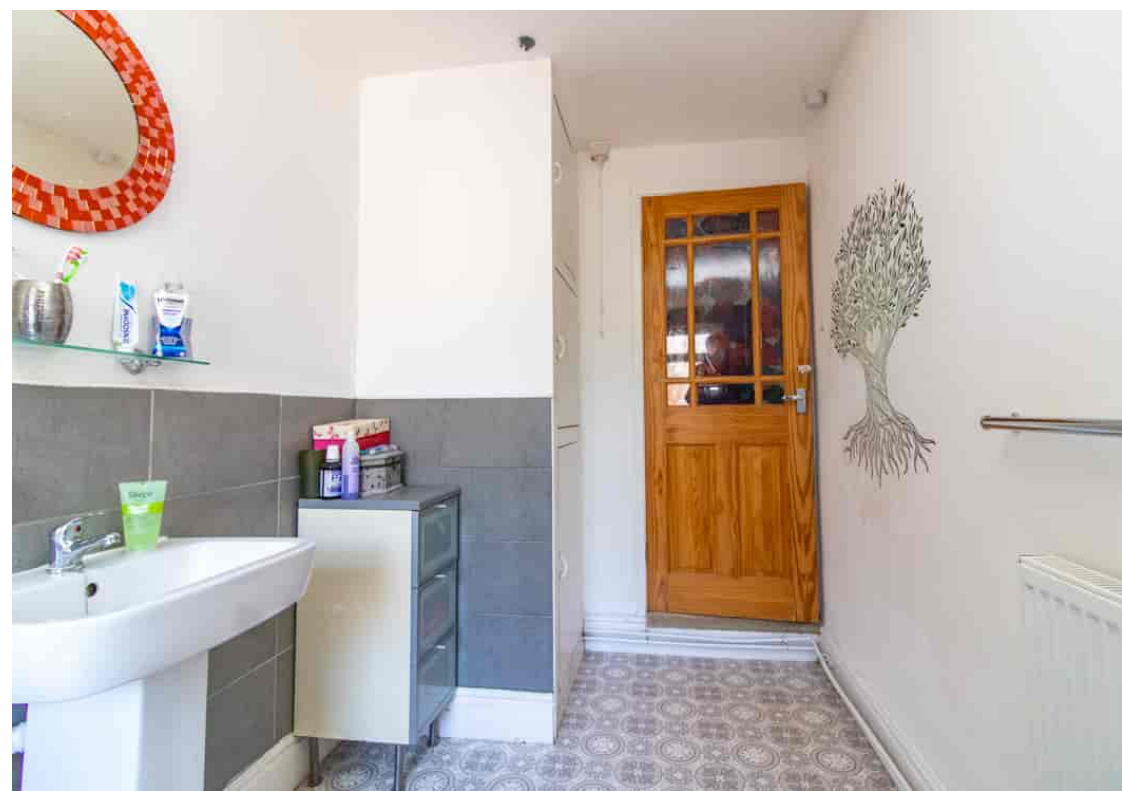
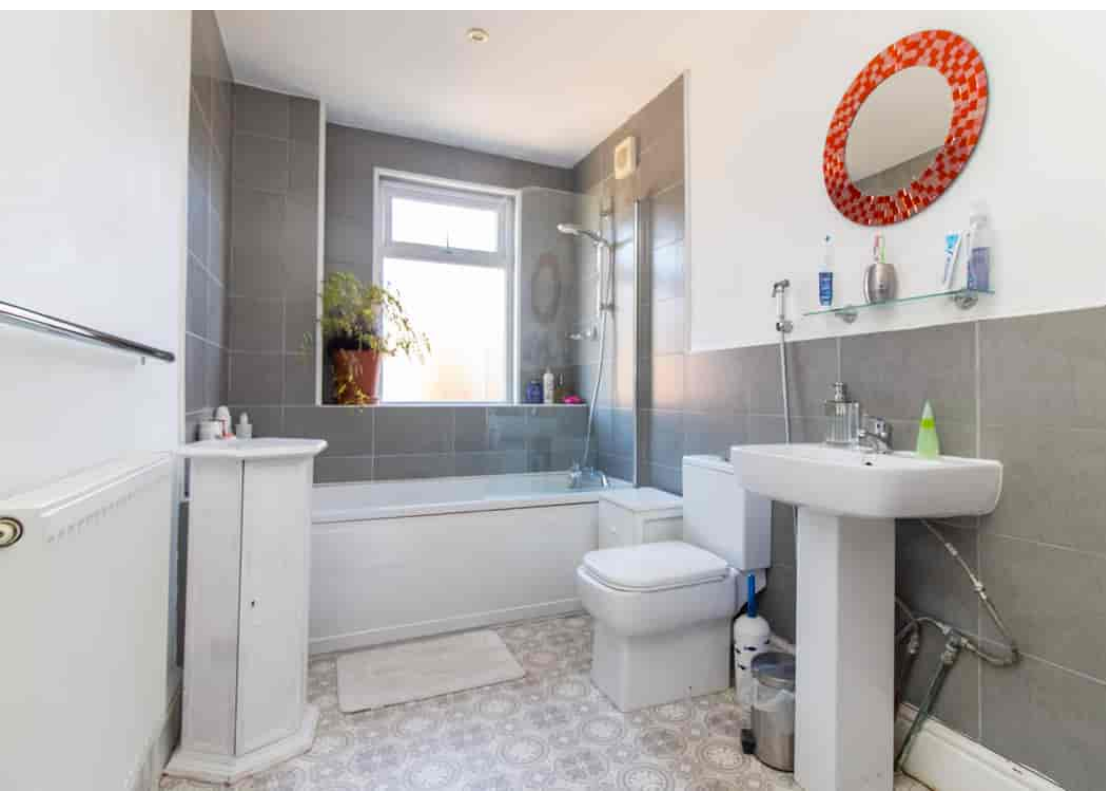
As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. 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

EPC RATING

D

COUNCIL TAX BAND

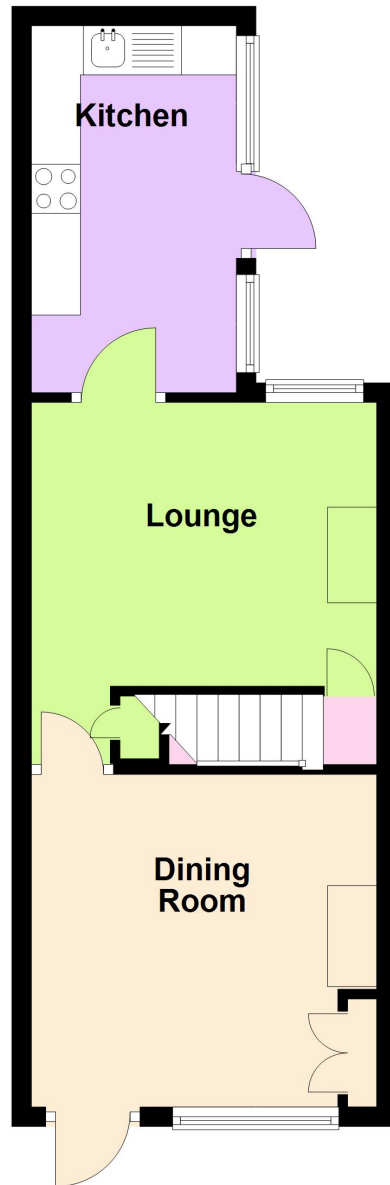
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IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

Ground Floor



First Floor



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

