



13 Briton Street, Leicester LE30AA

MOORE  
& YORK



### Property at a glance:

- Bay Fronted Terraced Villa
- Two Double Bedrooms
- Gas Central Heating & D\G
- Entrance Hall & Two Receptions
- Easy Access Local Facilities
- Ideal First Time & Investment Buy.
- No Upward Chain

£175,000 Freehold



Victorian bay window two double bedroom terraced home situated within easy access of the extensive facilities of Narborough Road and the West End and within a short drive of DeMonfort University and the Leicester City Centre itself. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor, entrance hall, lounge, dining room and kitchen and utility room and to the first floor two double bedrooms and bathroom and stands with patio garden to rear. The property would ideally suit the first time and investment buyer alike and we recommend a early viewing.

### DETAILED ACCOMMODATION

Hardwood and glazed door leading to:

#### ENTRANCE HALL

Radiator, patterned tiled flooring, stairs leading to first floor.

#### LOUNGE

13' 5" x 10' 2" (4.09m x 3.10m) Display cast iron and hardwood fire surround, radiator, bayed window to front aspect.

#### DINING ROOM

12' 0" x 10' 3" (3.66m x 3.12m) Radiator, UPVC sealed double glazed window, tiled and hardwood fire surround.



#### KITCHEN

10' 9" x 8' 0" (3.28m x 2.44m) Comprising sink unit with cupboard under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in cooker and four piece ceramic hob with extractor fan over set in stainless steel hood, radiator, UPVC sealed double glazed window, tiled splash back.

#### UTILITY ROOM

8' 0" x 5' 0" (2.44m x 1.52m) Work surface with draws and cupboards under, eye level cupboards, plumbing for automatic washing machine, UPVC sealed double glazed window

#### FIRST FLOOR LANDING

Access to loft space.



## **BEDROOM 1**

14' 2" x 11' 0" (4.32m x 3.35m) Radiator, cast iron fire surround, built in cupboard.

## **BEDROOM 2**

12' 0" x 10' 10" (3.66m x 3.30m) Cast iron fire surround, alcove cupboard, UPVC sealed double glazed window, alcove cupboard.

## **BATHROOM**

11' 8" x 8' 0" (3.56m x 2.44m) Three piece suite comprising panelled bath, pedestal wash hand basin, and low level WC, radiator, tiled splash back, airing cupboard housing central heating boiler, UPVC sealed

double glazed window.

## **OUTSIDE**

Patio garden to rear with brick built out house.

## **SERVICES**

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

## **COUNCIL TAX BAND**

Leicester B

## **FLOOR PLANS**

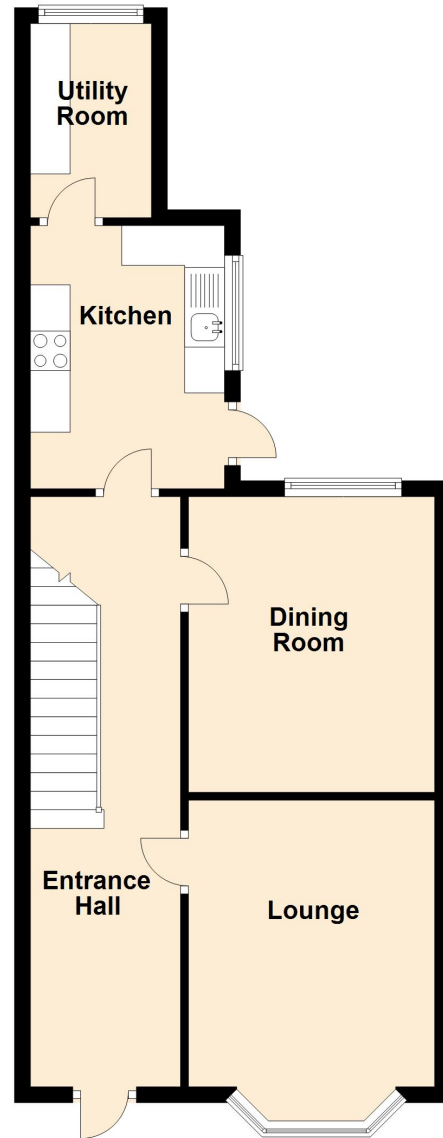
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale.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

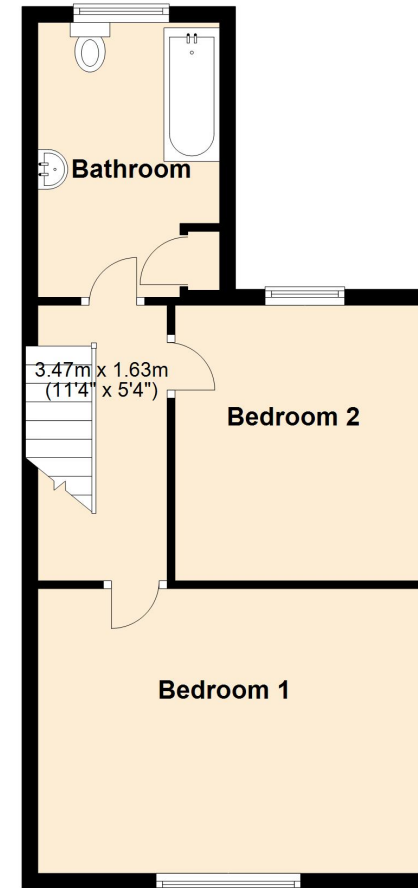
### Ground Floor

Approx. 50.2 sq. metres (540.1 sq. feet)



### First Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



Total area: approx. 92.6 sq. metres (996.4 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

