



98 Bosworth Street, Leicester LE35RD

MOORE
& YORK



Property at a glance:

- Victorian Mid Terraced Home
- Two Reception Rooms & Kitchen
- Gas Central Heating & D\G
- Two Double Bedrooms
- Four piece Bathroom
- No Upward Chain
- Easy Access Local Facilities
- Ideal Buy To Let or First Time Buy

Asking Price £172,500 Freehold



Victorian two double bedroom mid terrace home nicely situated within easy access of all local facilities, the popular cafes and restaurants of West End and within a short drive of the Leicester City Centre. The property is being sold with no upward chain and the well planned centrally heated, with Worcester boiler, and double glazed accommodation briefly comprises to the ground floor two receptions and kitchen and to the first floor two double bedrooms and four piece bathroom. The property would ideally suit the first time and investment buyer alike and we highly recommend a early viewing.

DETAILED ACCOMMODATION

UPVC door leading to;

LOUNGE

11' 11" x 11' 0" (3.63m x 3.35m) Radiator, UPVC sealed double glazed window, meters cupboard, display fire surround.

DINING ROOM

15' 6" x 11' 0" (4.72m x 3.35m) Radiator, UPVC sealed double glazed window, enclosed stairs leading to first floor accommodation, display fire surround.



KITCHEN

11' 10" x 5' 7" (3.61m x 1.70m) Comprising sink unit with cupboard under, matching base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, plumbing for washing machine, UPVC sealed double glazed window and door to side aspect.

FIRST FLOOR LANDING

Access to loft space, radiator.

BEDROOM 1

11' 10" x 11' 0" (3.61m x 3.35m) Radiator, UPVC sealed double glazed window, cast iron fire surround.





BEDROOM 2

12' 5" x 9' 7" (3.78m x 2.92m) Radiator, UPVC sealed double glazed window, cast iron fire surround, over stairs cupboard.

BATHROOM

12' 5" x 6' 5" (3.78m x 1.96m) Four piece suite comprising shower unit, panelled bath, pedestal wash hand basin and low level WC, radiator, airing cupboard, UPVC sealed double glazed window, tiled splash back.

OUTSIDE

Tiered 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 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 A

EPC

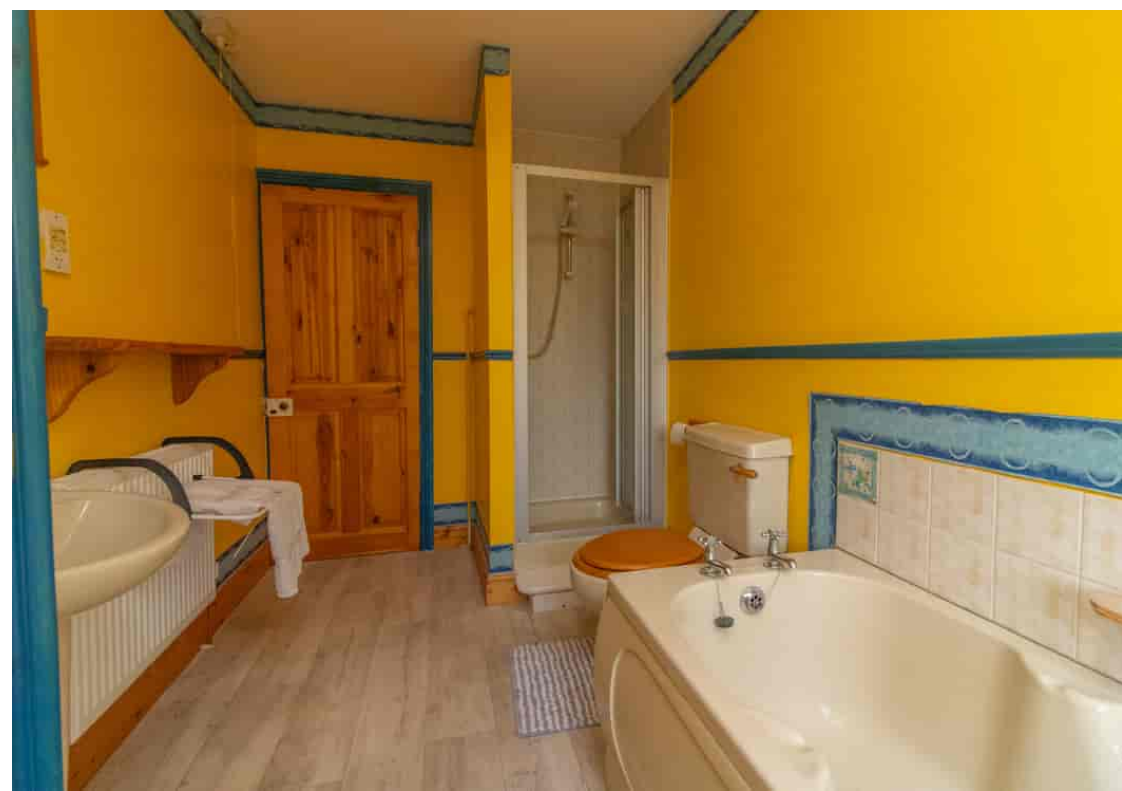
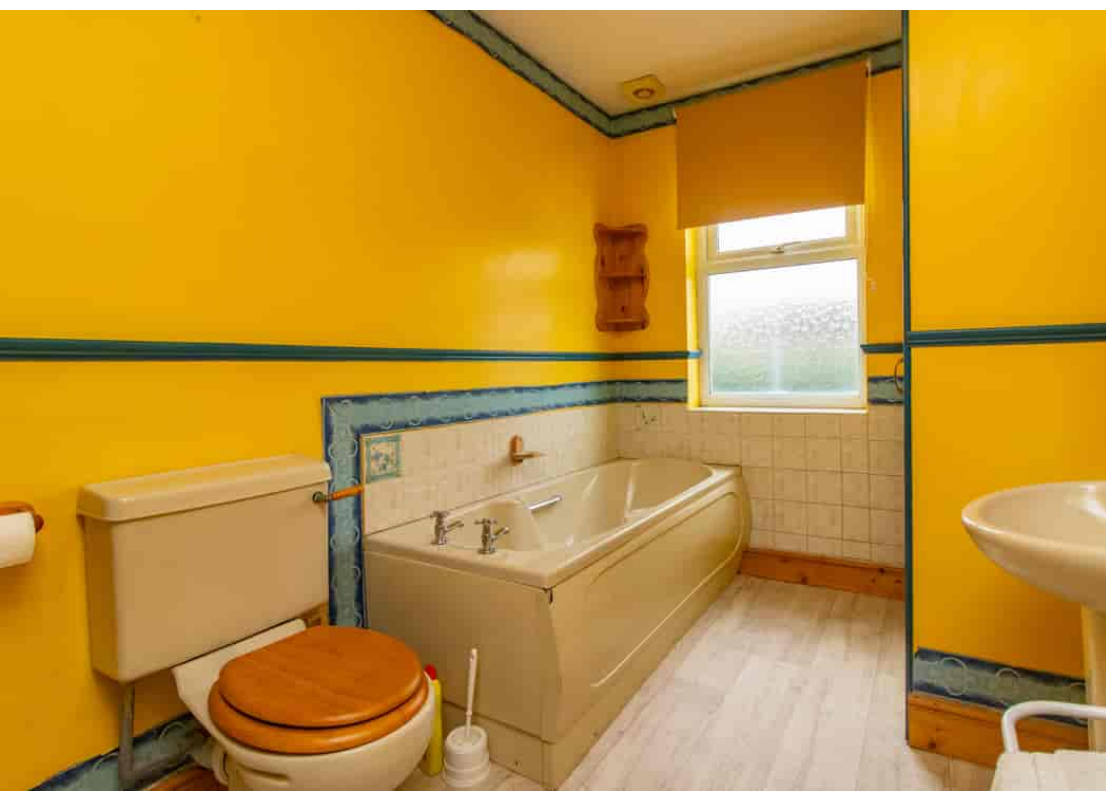
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FLOOR PLANS

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.

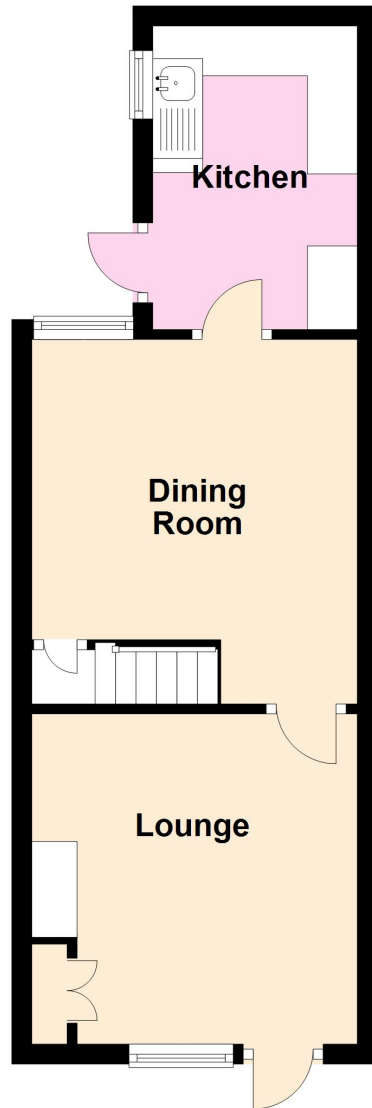
IMPORTANT INFORMATION

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. 29.4 sq. metres (316.9 sq. feet)



First Floor

Approx. 28.9 sq. metres (310.8 sq. feet)



Total area: approx. 58.3 sq. metres (627.8 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

