



17 Bosworth Street, Leicester LE35RB

MOORE
& YORK



Property at a glance:

- Victorian Mid Terraced Home
- Open Plan Lounge/Dining Room & Kitchen
- Gas Central Heating & D\G
- No Upward Chain
- Two Double Bathrooms
- Easy Access City Centre, Train station and DMU
- Ideal Investment or First Purchase

Asking Price £165,000 Freehold



Victorian two double mid terraced home situated within easy access of the local shopping facilities of West End and Narborough Road and within a short drive of the Leicester City Centre, main Leicester Railway Station and DMU. The property is being sold with no upward chain and the 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 and first time buyer alike and we recommend a early viewing.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

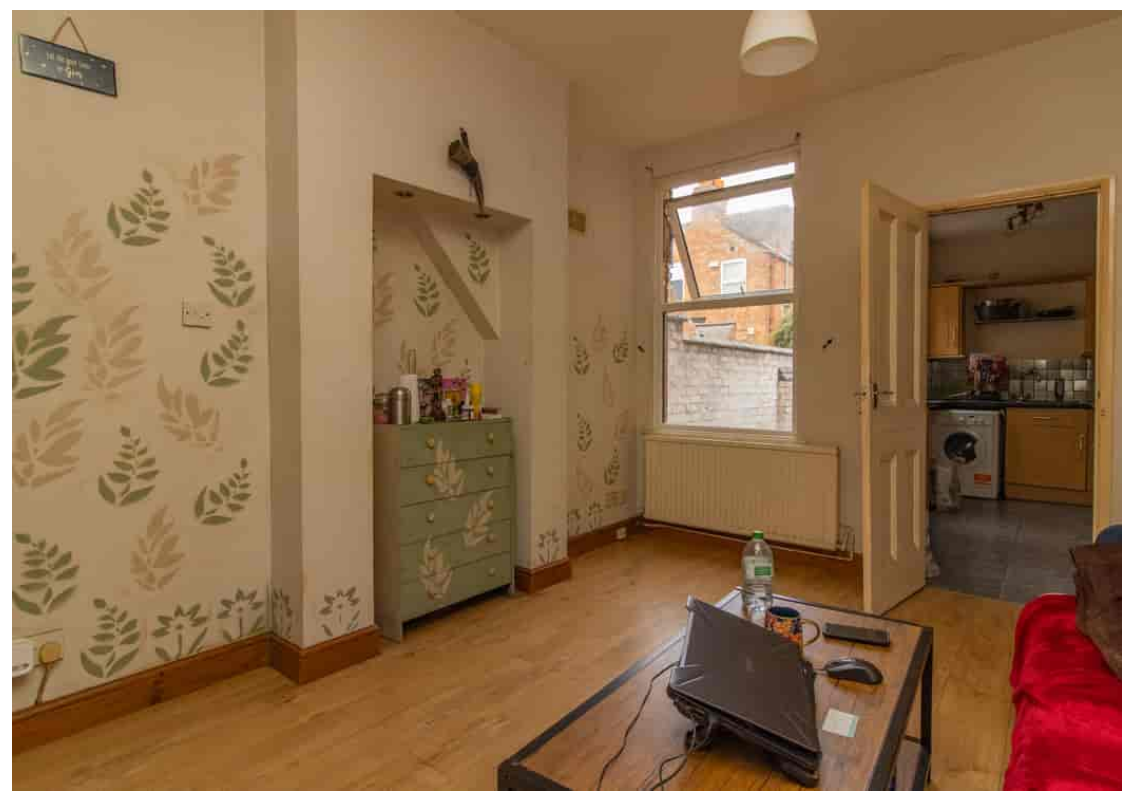
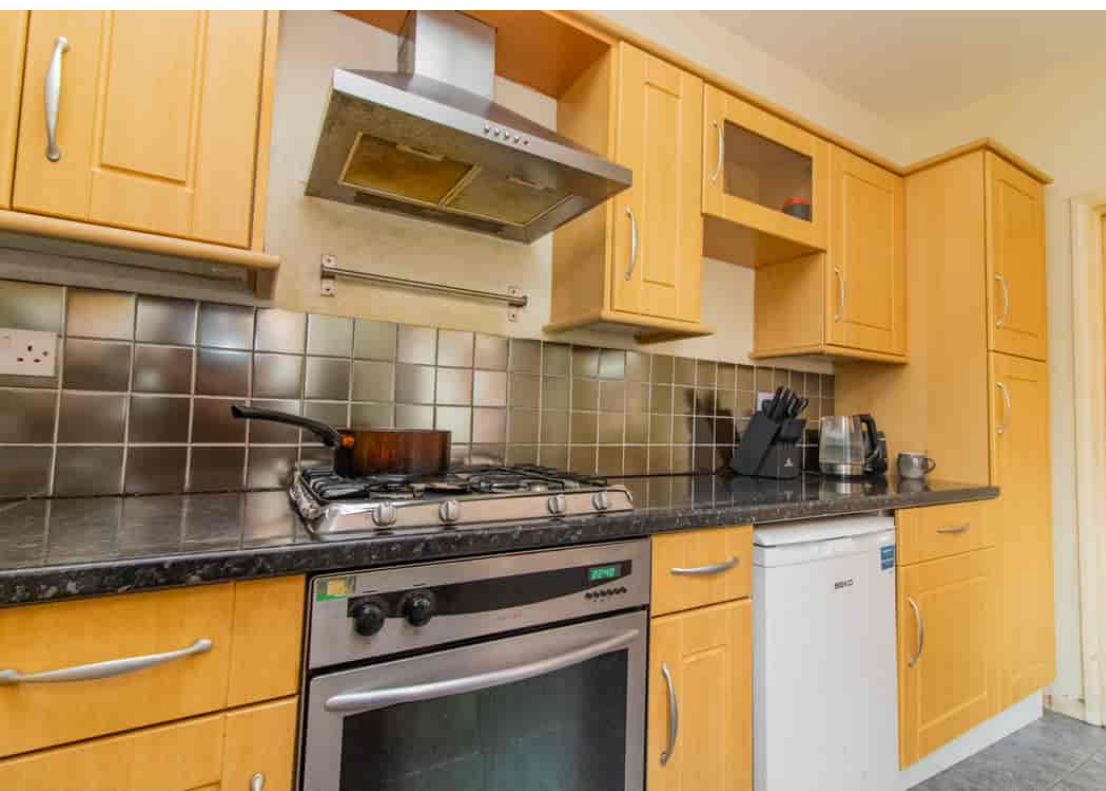
LOUNGE/DINING ROOM

26' 8" x 10' 7" (8.13m x 3.23m) Central stairwell leading to first floor accommodation, UPVC sealed double glazed window to front and rear aspect, TV point, display fire recess, radiators.

KITCHEN

12' 2" x 6' 5" (3.71m x 1.96m) Comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, complementary wall mounted eye level cupboards, built in cooker and four piece gas hob with extractor fan over set in stainless steel hood, plumbing for automatic washing machine, tiled splash backs, UPVC sealed double glaze door and door to rear garden.

FIRST FLOOR LANDING





BEDROOM 1

12' 0" x 11' 5" (3.66m x 3.48m) Radiator, UPVC sealed double glazed window, over stairs cupboard.

BEDROOM 2

11' 11" x 9' 2" (3.63m x 2.79m) Radiator, UPVC sealed double glazed window.

BATHROOM

12' 3" x 6' 8" (3.73m x 2.03m) Three piece suite comprising paneled bath with shower attachment over, vanity sink unit set in bathroom cabinet and low level WC, tiled splash back, airing cupboards housing central heating boiler, UPVC sealed double glazed window.

OUTSIDE

Easily maintainable patio garden to rear with 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.

TENURE

Freehold

COUNCIL TAX BAND

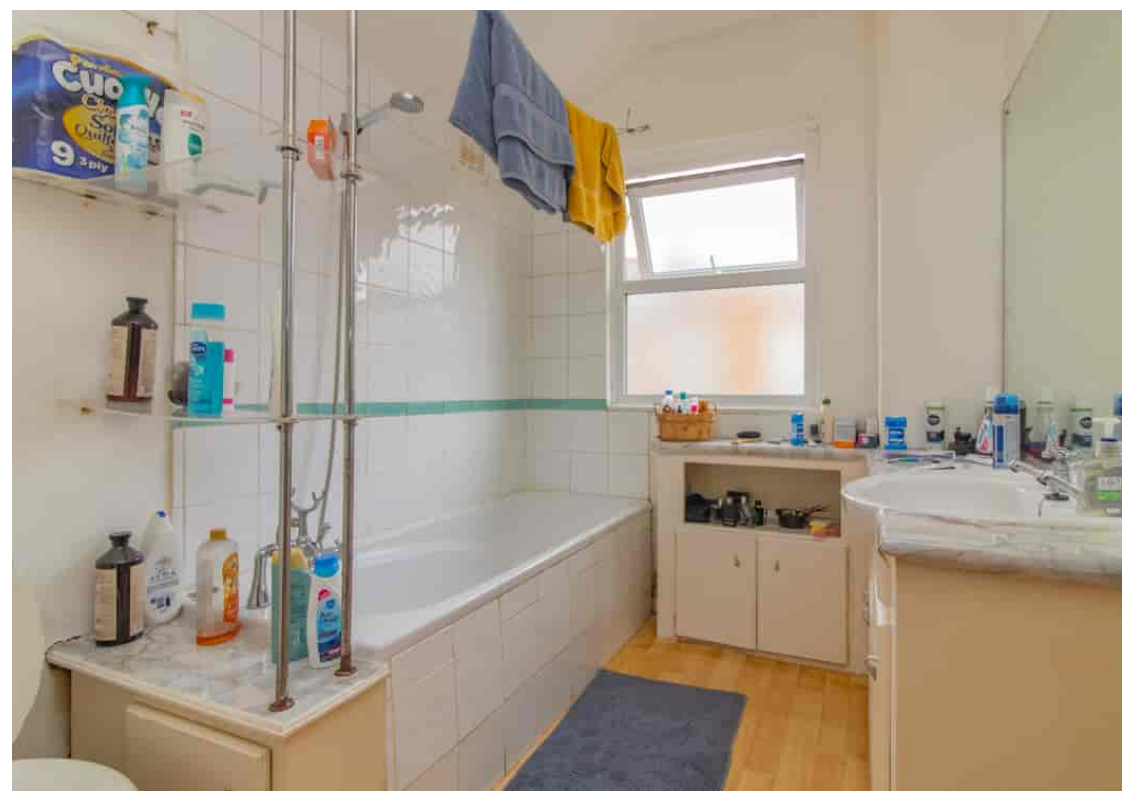
Leicester A

EPC RATING

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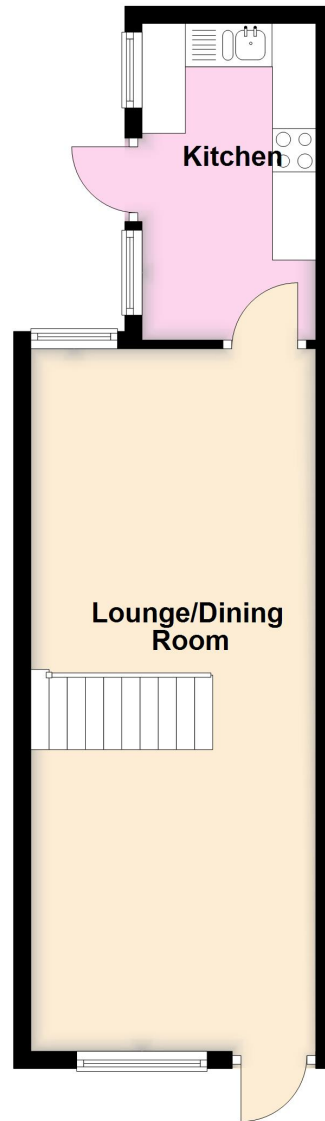
IMPORTANT INFORMATION

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.



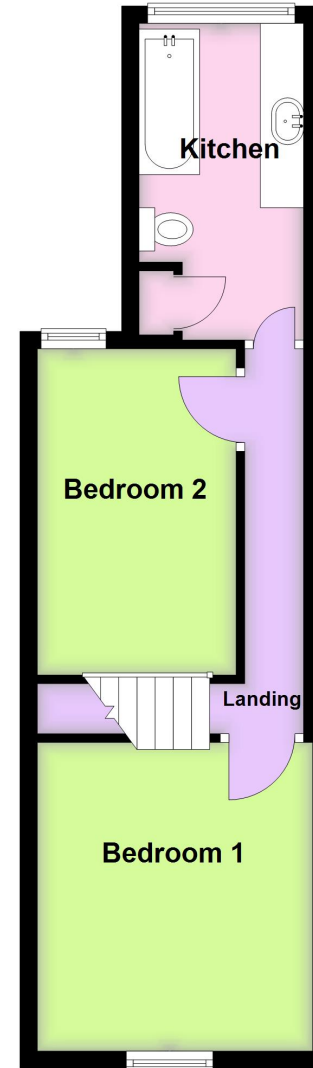
Ground Floor

Approx. 34.2 sq. metres (368.2 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.2 sq. feet)



Total area: approx. 66.6 sq. metres (717.4 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

