



63 Tetuan Road, Leicester LE39RT

MOORE
& YORK



Property at a glance:

- Nicely Presented Established Town House
- Ideally Suited For The First Time Buyer
- Two Double bedrooms
- Potential Conversion To Three Bedrooms
- Easy Access To Local Facilities
- Gas Central Heating & D\G
- Lounge & Dining Kitchen
- Viewing Essential
- No Onward Chain

Asking Price £235,000 Freehold



Nicely presented established mid town house situated in this popular location offering easy access to all local facilities and within a short drive of the Leicester City Centre, Glenfield Hospital and the Western Bypass offering excellent transport links. This lovely home would provide the ideal first time buy and the centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, lounge and kitchen/dining room and to the first floor a large double bedroom, offering potential conversion to two bedrooms, further double bedroom and bathroom and stands with nicely maintained gardens to front and rear. The property is being sold with no upward chain and we recommend an early viewing.

DETAILED ACCOMMODATION

Sealed double glazed door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, double radiator.

LOUNGE

16' 0" x 11' 11" (4.88m x 3.63m) UPVC sealed double glazed window, TV point, UPVC sealed double glazed French doors to rear garden, radiator.



KITCHEN/DINING ROOM

16' 0" x 9' 10" (4.88m x 3.00m) Comprising one and a half bowl 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 induction hob with extractor fan over set in stainless steel hood, plumbing for washing machine, understairs cupboard, concealed central heating boiler, UPVC sealed double glazed window, tiled splash backs, fridge/freezer recess, UPVC sealed double glazed French doors to rear garden.

FIRST FLOOR LANDING

UPVC sealed double glazed leaded light picture window.





BEDROOM 1

16' 0" x 11' 11" (4.88m x 3.63m) Double radiator, dual aspect UPVC sealed double glazed windows, potential to convert to two bedrooms.

BEDROOM 2

12' 0" x 10' 0" (3.66m x 3.05m) Double radiator, UPVC sealed double glazed window, wardrobe recess.

BATHROOM

7' 9" x 3' 10" (2.36m x 1.17m) Three piece suite comprising paneled bath with shower over, Vanity sink unit and low level WC, double radiator, UPVC sealed double glazed window, tiled throughout.

OUTSIDE

Patio and lawns to rear with well stocked floral and evergreen beds. raised decked seating area to rear, brick built outhouse. Easily maintainable pebbled and evergreen garden to front with central pathway.

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.









EPC RATING

C

COUNCIL TAX BAND

Leicester City A

TENURE

Freehold

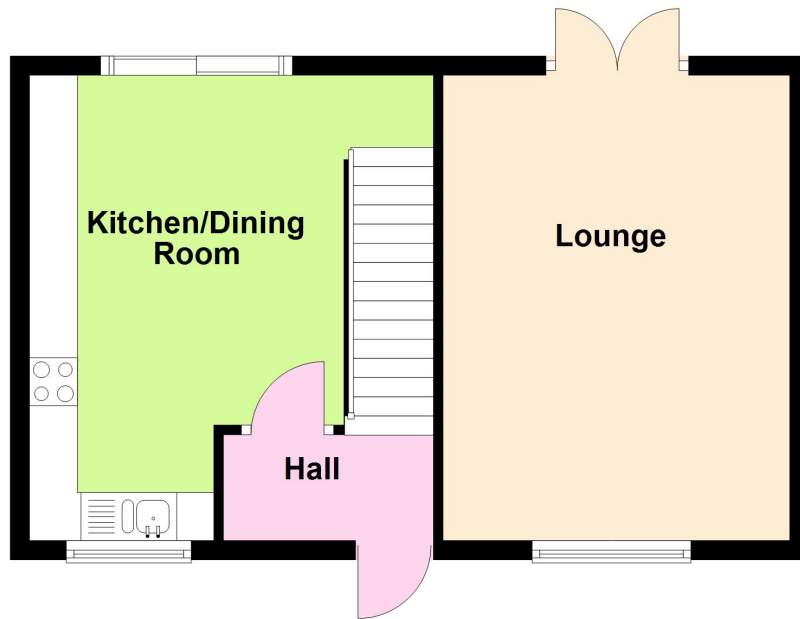
IMPORTANT INFORMATION

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.

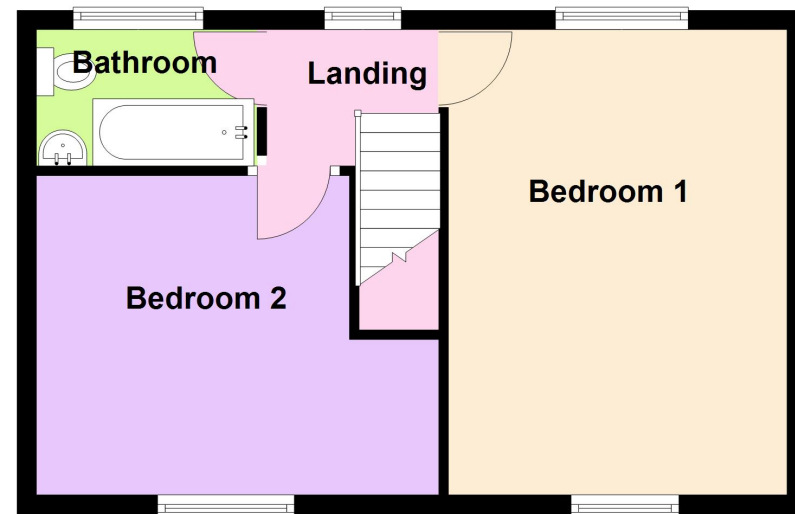
PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire if you would like to view a copy.

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

