



33 Somerville Road, Leicester LE3 2ET

MOORE  
& YORK





### Property at a glance:

- Palisaded Terraced Villa House
- Character Features
- Gas Central Heating & D\G
- Three Bedrooms & Bathroom
- Popular Location
- Lounge, Dining & Breakfast Rooms
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- No Onward Chain

Guide Price £250,000 Freehold



Character three bedroom palisaded Villa style home situated in this popular location offering easy access to all local facilities and within a short drive of the popular Fosse Park Retail Centre, the M1/M69 road junction offering excellent transport links and the Leicester City Centre itself. the property retains character features to include Minton tile flooring, ornate coving and cast iron fire surrounds and the centrally heated and double glazed accommodation briefly comprises to the ground floor entrance porch, entrance hall, lounge, dining room, breakfast room and kitchen and to the first floor spacious master bedroom, two further bedrooms and bathroom and stands with gardens to rear.

#### DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

#### ENTRANCE PORCH

Minton tiled flooring, feature original half tiled walls, hardwood and glazed door leading to;

#### ENTRANCE HALL

Radiator, Minton tiled flooring, stairs leading to first floor accommodation, under stairs cupboard.



#### LOUNGE

14' 8" into bay x 13' 0" (4.47m x 3.96m) UPVC sealed double glazed bay window to front aspect, ornate coving, radiator, bi fold doors leading to;

#### DINING ROOM

13' 0" x 10' 11" (3.96m x 3.33m) Radiator, gas fire in display surround, serving hatch.

#### BREAKFAST ROOM

12' 11" x 11' 4" (3.94m x 3.45m) UPVC sealed double glazed bay window to side aspect, radiator, gas fire.









## KITCHEN

9' 5" x 6' 4" (2.87m x 1.93m) Sink unit with cupboards under, base unit with work surface over and drawers and cupboards under, built in oven and four piece gas hob, Quarry tiled flooring, walk in pantry, UPVC sealed double glazed window, wall mounted gas boiler, door to rear garden.

## FIRST FLOOR LANDING

Access to loft space

## BEDROOM 1

18' 5" x 14' 8" into bay (5.61m x 4.47m) Radiator, UPVC sealed double glazed window, UPVC sealed double glazed bay window, cast iron fire surround.

## BEDROOM 2

13' 1" x 12' 7" (3.99m x 3.84m) Radiator, UPVC sealed double glazed window, picture rail, cast iron fire surround.

## BEDROOM 3

9' 10" x 9' 6" (3.00m x 2.90m) Radiator, UPVC sealed double glazed window

## BATHROOM

9' 7" x 6' 5" (2.92m x 1.96m) Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window, airing cupboard.

## OUTSIDE

Small graveled garden to front, patio and lawns to rear with outhouses providing workshop space.

## 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

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## COUNCIL TAX BAND

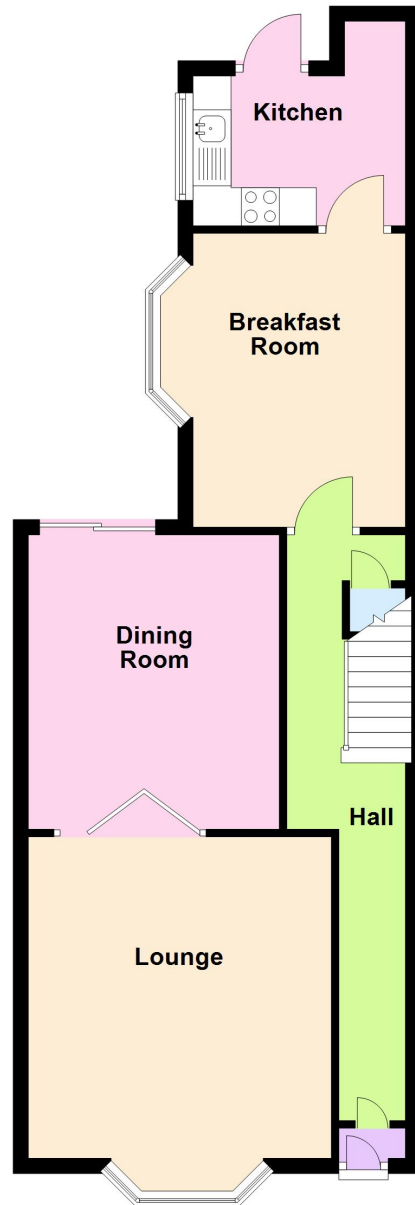
Leicester City B

## IMPORTANT INFORMATION

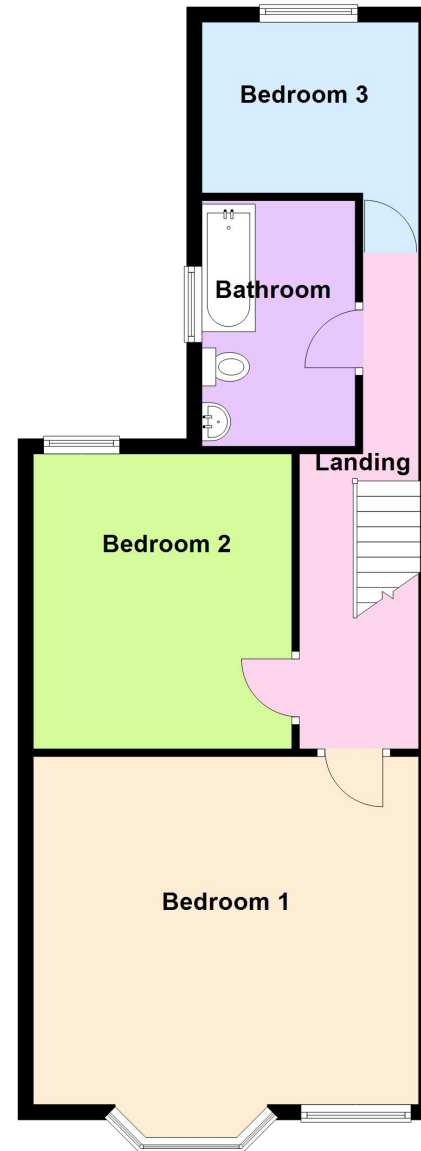
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or 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.



**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

