



10 Central Road, Leicester LE35EH

MOORE
& YORK



Property at a glance:

- Victorian Terraced Home
- Three Bedrooms & Bathroom
- Two Reception Rooms & Kitchen
- Easy Access City Centre, Train station and DMU
- No Onward Chain
- Gas Central Heating & D\G
- Ideal Buy To Let or First Time Buy

Asking Price £179,950 Freehold



Victorian three bedroom mid terraced home conveniently located offering easy access to local facilities and within a short drive of the Leicester City Centre with its excellent range of shops, cafes and restaurants. The property is being sold with no upward chain and the centrally heated and double glazed accommodation briefly comprises to the ground floor sitting room, dining room, kitchen, lobby and bathroom and to the first floor three bedrooms and stands with easily maintainable rear garden with storage shed. The property would ideally suit the first time and investment buyer alike and we recommend an early viewing.

DETAILED ACCOMMODATION

SITTING ROOM

11' 6" x 11' 2" (3.51m x 3.40m) Radiator, UPVC sealed double glazed window, meters cupboard.

DINING ROOM

11' 9" x 10' 9" (3.58m x 3.28m) Radiator, UPVC sealed double glazed window, enclosed stairs to first floor, under stairs cupboard, coal effect gas fire in display surround.

KITCHEN

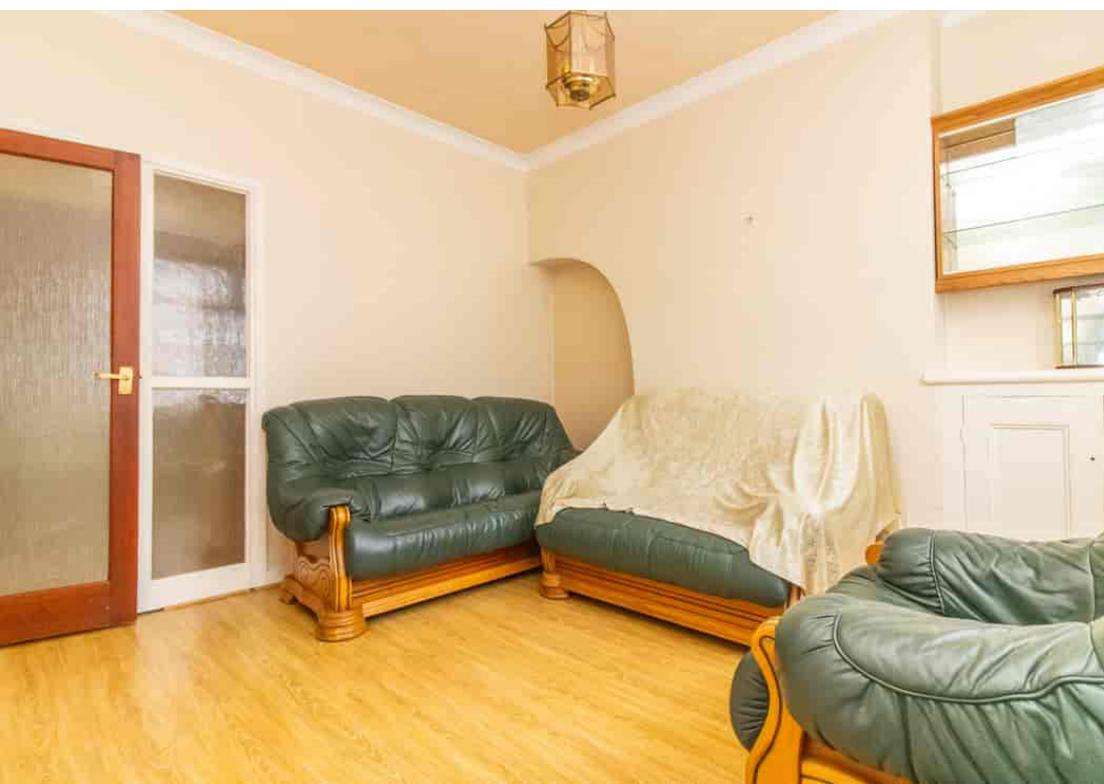
12' 7" x 6' 1" (3.84m x 1.85m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, wall mounted gas boiler, plumbing for washing machine, radiator, UPVC sealed double glazed window.

LOBBY

UPVC sealed double glazed door to rear aspect.

BATHROOM

Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.





FIRST FLOOR LANDING

BEDROOM 1

12' 6" x 12' 2" (3.81m x 3.71m) Radiator, UPVC sealed double glazed window

BEDROOM 2

11' 9" x 9' 7" (3.58m x 2.92m) Radiator, UPVC sealed double glazed window ,over stairs cupboard.

BEDROOM 3

10' 6" x 6' 4" (3.20m x 1.93m) Radiator, UPVC sealed double glazed window, airing cupboard.

OUTSIDE

Patio area with secure storage shed, gated access to side.

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.

COUNCIL TAX BAND

Leicester A

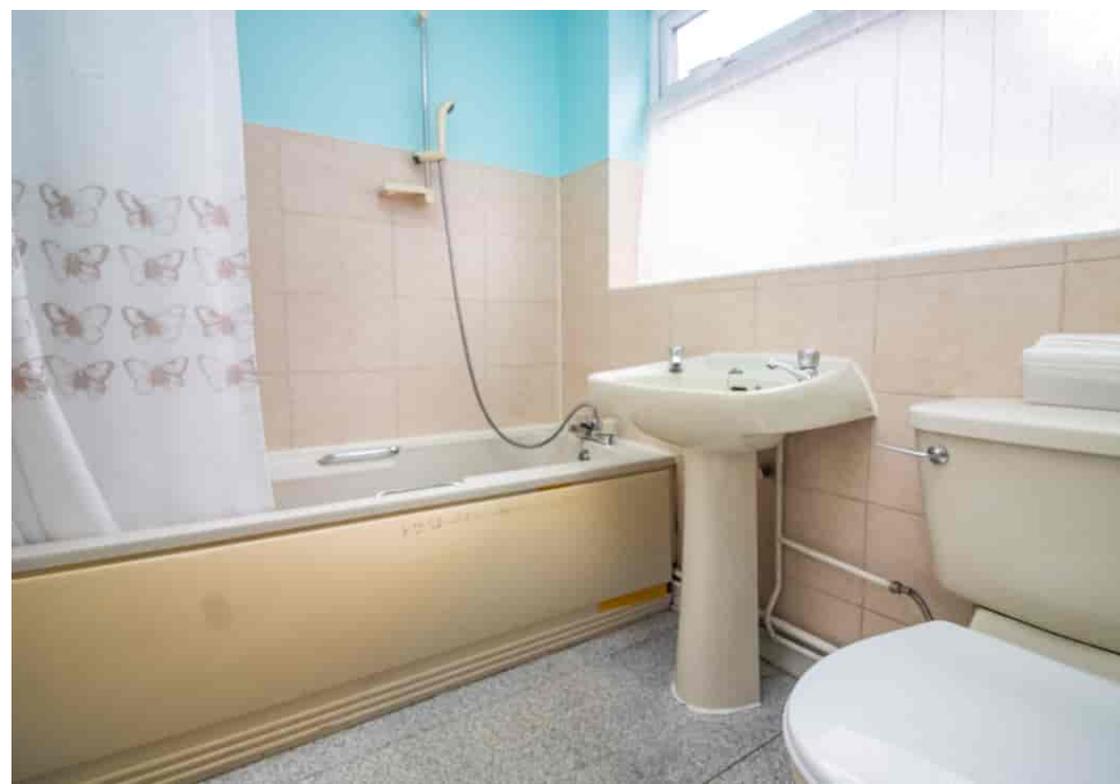
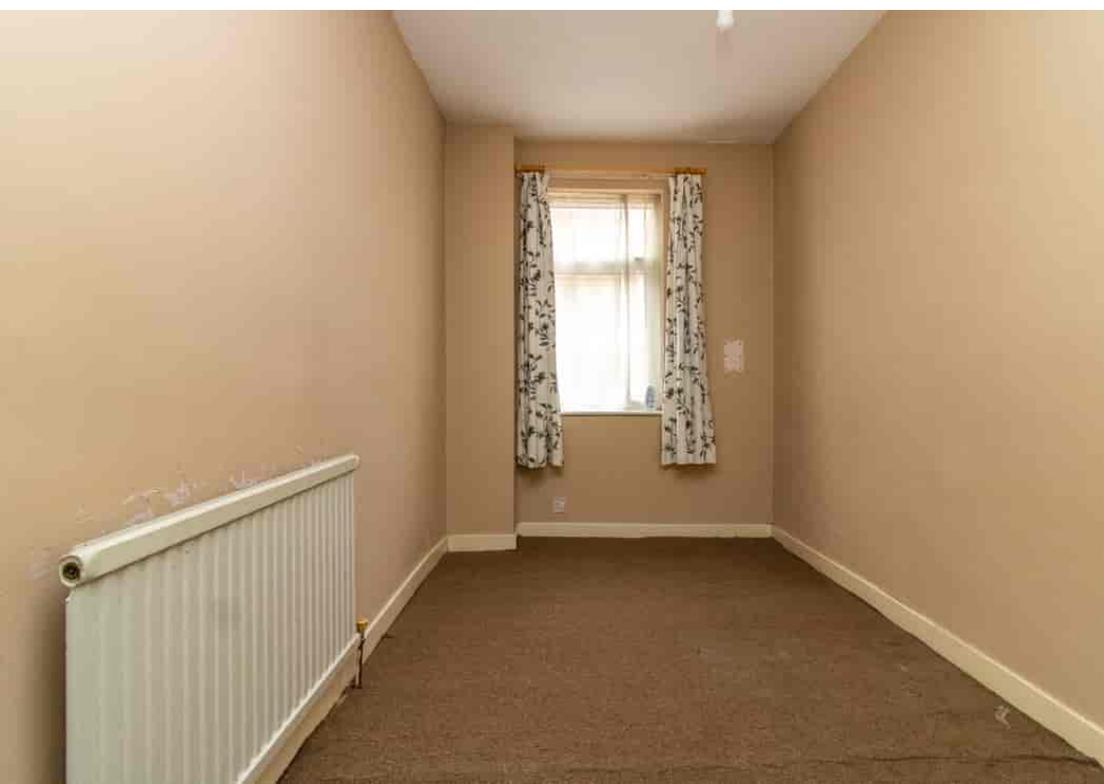
EPC RATING

TBC

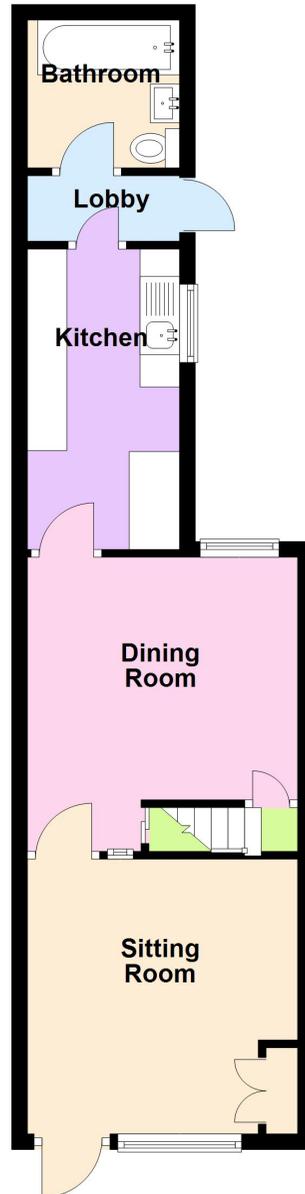
TENURE

Freehold

IMPORTANT INFORMATION



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

