



2a Dulverton Road, Leicester LE30SA

MOORE
& YORK



Property at a glance:

- Spacious Character Terraced Villa Style Home
- Character Features Throughout
- Lounge, Sitting Room & Dining Room
- Three Double Bedrooms
- Short Drive DMU, LRI & Railway Station
- Easy Access Local Facilities & Places of Worship
- Victorian Style Stripped Doors Throughout
- Viewing Essential.

Asking Price £240,000 Freehold



Spacious character terraced Villa style home conveniently located within easy access of the local facilities of West End and Narborough Road and within a short drive of the Leicester City Centre, Main Railway station and the DMU. The property retains many character features to include Victorian style stripped doors throughout. feature original fire surrounds and sash windows and the larger than average accommodation briefly comprises to the ground floor entrance porch, entrance hall, lounge, sitting room, dining room and kitchen breakfast room and to the first floor three double bedrooms and family bathroom. This lovely home benefits from partial double glazing and gas heating and stands with tiered garden area to rear and we recommend an internal viewing to appreciate the size and character of accommodation provided.

DETAILED ACCOMMODATION

Hardwood door leading to;

ENTRANCE PORCH

Hardwood and leaded light picture stained glazed door leading to;

ENTRANCE HALL

Feature Minton patterned tiled flooring, radiator, ornate coving, stairwell leading to first floor accommodation.

LOUNGE

15' 9" x 10' 11" (4.80m x 3.33m) Bay window to front aspect, feature original cast iron fire surround set in ornate decorated surround with inset patterned tiling and tiled hearth, radiator, ornate coving, picture rail, alcove shelving and draws.

SITTING ROOM

13' 0" x 10' 11" (3.96m x 3.33m) Feature original cast iron fire surround set in ornate decorated surround with inset patterned tiling and tiled hearth, radiator, ornate coving, picture rail, under stairs cupboard, UPVC sealed double glazed window.





DINING ROOM

9' 7" x 9' 2" (2.92m x 2.79m) Sash window to side aspect, large quarry tiled flooring, radiator, utility cupboard with plumbing for washing machine and housing central heating boiler.

KITCHEN/BREAKFAST ROOM

15' 8" x 6' 5" widening to 8'9"(4.78m x 1.96m) Comprising feature Belfast sink set in Butcher block work surface with mixer tap over and draws and cupboards under, base units with work surfaces over, drawers and cupboards under, range cooker space with extractor fan over set in stainless steel hood with matching splash back, wall mounted eye level cupboards, tiled flooring, Velux sealed double glazed windows, fridge/freezer space.

FIRST FLOOR LANDING

Large glazed access to loft space, radiator.

BEDROOM 1

15' 9" x 12' 10" (4.80m x 3.91m) Feature original cast iron fire surround set in ornate decorated surround with inset patterned tiling and tiled hearth, radiator, original alcove wardrobe.

BEDROOM 2

12' 10" x 10' 6" (3.91m x 3.20m) Feature original cast iron fire surround set in ornate decorated surround with inset patterned tiling and tiled hearth, radiator, sash window.

BEDROOM 3

12' 2" x 9' 2" (3.71m x 2.79m) Radiator, sash window.

BATHROOM

7' 3" x 6' 2" (2.21m x 1.88m) Three piece suite comprising corner whirlpool bath with shower over, rectangle sink and low level high flush Victorian style WC, radiator, UPVC sealed double glazed window.

OUTSIDE

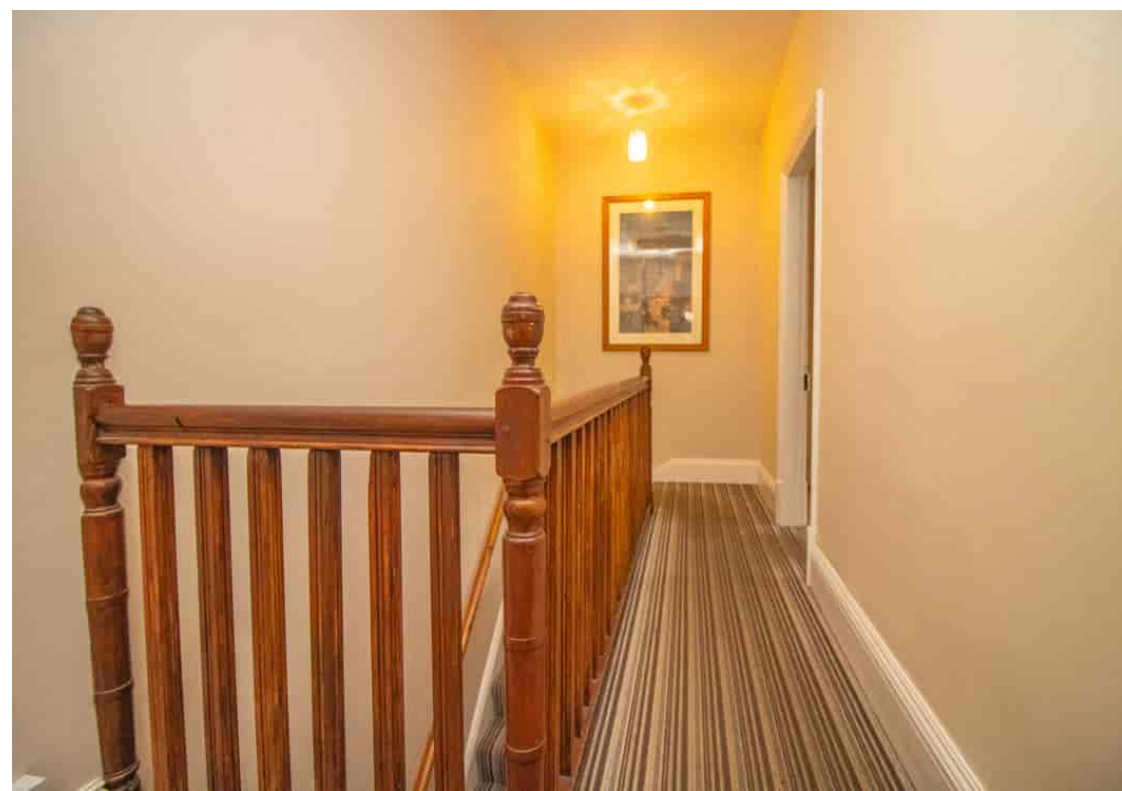
Small patio garden to front and tiered garden to rear.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.









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 partially double-glazed.

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

F

COUNCIL TAX BAND

Leicester City A



IMPORTANT INFORMATION

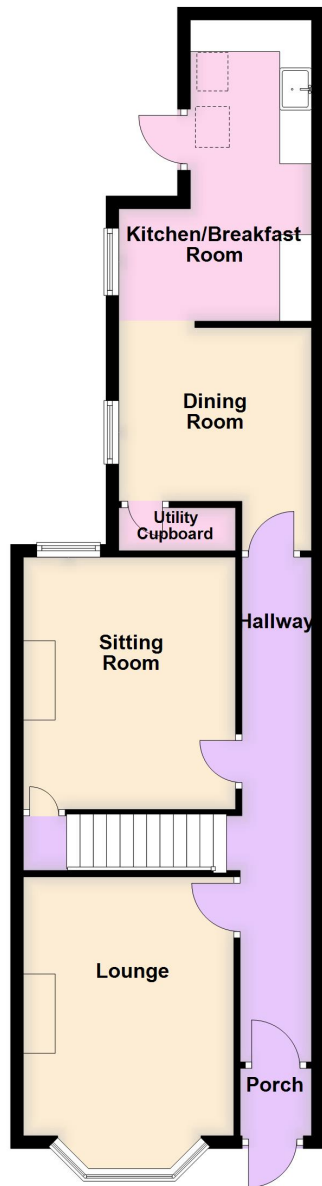
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.





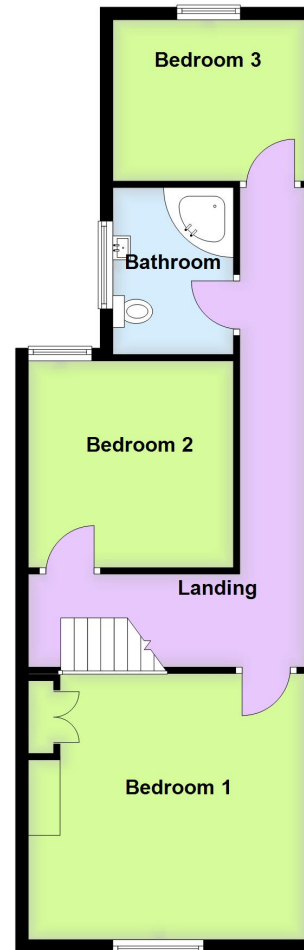
Ground Floor

Approx. 64.1 sq. metres (689.8 sq. feet)



First Floor

Approx. 56.2 sq. metres (604.7 sq. feet)



Total area: approx. 120.3 sq. metres (1294.5 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 â€” 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

