



77 Bolton Road, Leicester LE36AE

MOORE  
& YORK



### Property at a glance:

- Victorian Terraced Home
- Lounge & Dining Room
- Fitted Kitchen
- Gas Central Heating & D\G
- Two Double Bedrooms
- Easily Maintainable Garden
- Ideal First Time & Investment Buy.
- Popular Location

Offers in Excess of £170,000

Freehold



Nicely presented Victorian two double bedroom terraced home situated within easy access of all local facilities and within a short drive of Leicester City Centre where a more comprehensive range of facilities area available. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor 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 first time and investment purchaser alike and we highly recommend a early viewing.

### DETAILED ACCOMMODATION

Hardwood door leading to;

#### DINING ROOM

11' 2" x 11' 1" (3.40m x 3.38m) Radiator, UPVC sealed double glazed window, meters cupboard.

#### LOUNGE

12' 5" x 11' 1" (3.78m x 3.38m) Radiator, UPVC sealed double glazed window, TV point, enclosed stairs leading to first floor accommodation.

### KITCHEN

13' 7" x 5' 11" (4.14m x 1.80m) Comprising sink unit with cupboard under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in cooker and four piece gas hob with extractor fan over set in stainless steel hood, tiled splash back, radiator, UPVC sealed double glazed window, plumbing for washing machine, door to rear garden, wall mounted gas boiler.

### FIRST FLOOR LANDING

#### BEDROOM 1

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



## BEDROOM 2

11' 2" x 8' 6" (3.40m x 2.59m) Radiator, UPVC sealed double glazed window.

## BATHROOM

13' 7" x 5' 10" (4.14m x 1.78m) Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window level WC, tiled splash back.

## OUTSIDE

Block paved pathway to rear leading to gravelled and decked easily maintainable garden area with brick built outhouse.

## SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, 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 and 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.

## TENURE

Freehold

## COUNCIL TAX BAND

Leicester A

## 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.

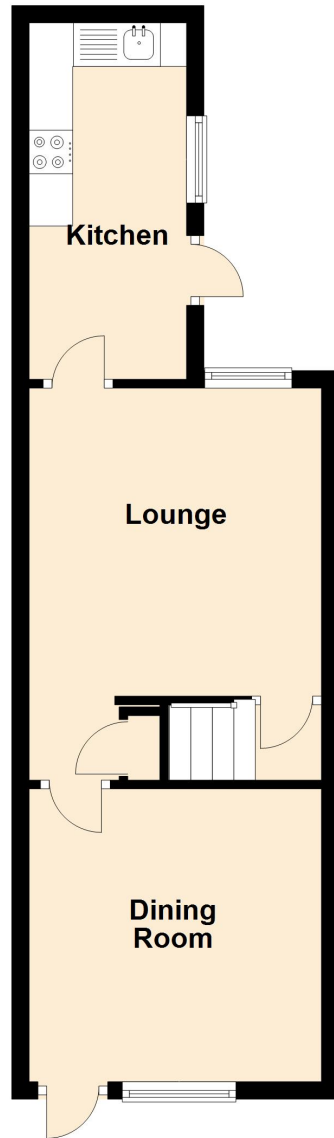
## Property Information Questionnaire

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 with the relevant office if you would like to view a copy.



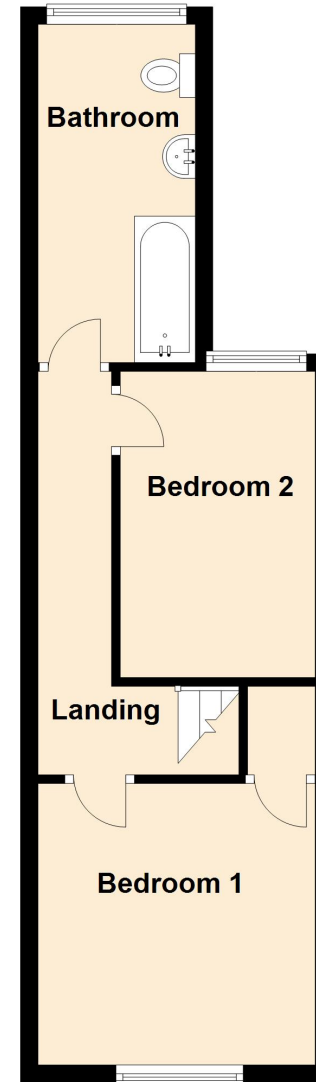
## Ground Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



## First Floor

Approx. 32.5 sq. metres (350.1 sq. feet)



Total area: approx. 66.8 sq. metres (719.0 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

