



211 Beaumanor Road, Leicester LE45QE

MOORE
& YORK



Property at a glance:

- Victorian Terraced Home
- Two Receptions & Kitchen
- Two Double Bedrooms
- Accessible Fully Boarded Loft Room
- Easily Maintainable Garden
- Gas Central Heating & D\G
- Ideal Buy To Let or First Time Buy
- Property in a high risk flood area

£160,000 Freehold



Nicely presented two double Victorian terraced home conveniently located within easy access of local facilities and within a short drive of the Leicester City Centre, the Syston Town Centre and the Western Bypass offering excellent transport links. The centrally heated and double glazed accommodation briefly comprises to the ground floor two receptions and kitchen and to the first floor two double bedroom and fully boarded loft with Velux window and stands with easily maintainable garden to rear. The property would ideally suit the first time and investment purchaser alike.

DETAILED ACCOMMODATION

Sealed double glazed door leading to;

FRONT RECEPTION

11' 1" x 11' 0" (3.38m x 3.35m) Double radiator, meters cupboard, UPVC sealed double glazed window.

INNER LOBBY

Under stairs cupboard.

REAR RECEPTION

12' 0" x 11' 0" (3.66m x 3.35m) UPVC sealed double glazed window, enclosed stairs leading to first floor accommodation, double radiator, TV point, wall mounted gas fire in tiled and hardwood surround.





KITCHEN

12' 0" x 5' 9" (3.66m x 1.75m) 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 gas hob with extractor fan over set in stainless steel hood, heated towel rail, tiled flooring, UPVC sealed double glazed window and door to rear aspect. Central heating boiler.

FIRST FLOOR LANDING

Radiator.

BEDROOM 1

12' 8" x 11' 5" (3.86m x 3.48m) Double radiator, UPVC sealed double glazed window.

BEDROOM 2

12' 0" x 9' 8" (3.66m x 2.95m) Double radiator, UPVC sealed double glazed window. steps leading to fully boarded loft area with power and light and sealed double glazed Velux window.

BATHROOM

11' 4" x 5' 8" (3.45m x 1.73m) Newly fitted three piece suite comprising paneled bath with natural rainwater shower over, vanity sink unit and low level WC, heated towel rail, UPVC sealed double glazed window, airing cupboard housing.

OUTSIDE

Easily maintainable patio garden to rear.

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

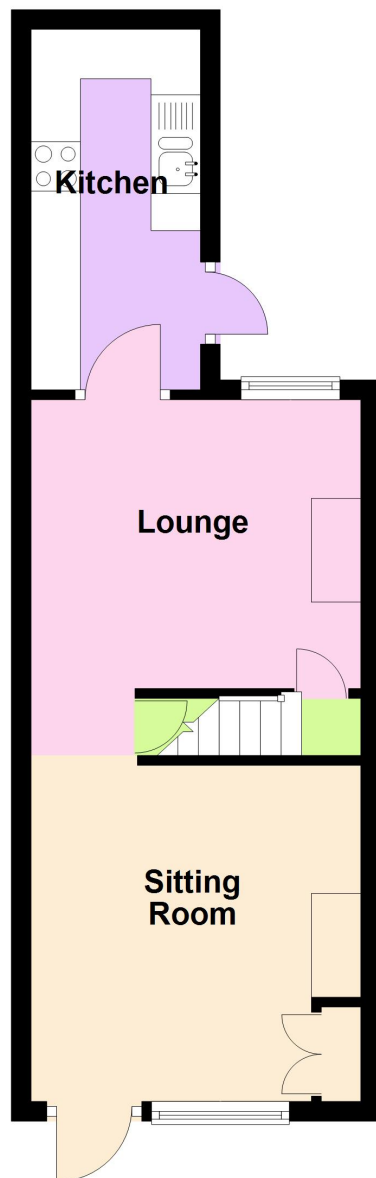
IMPORTANT INFORMATION

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. For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

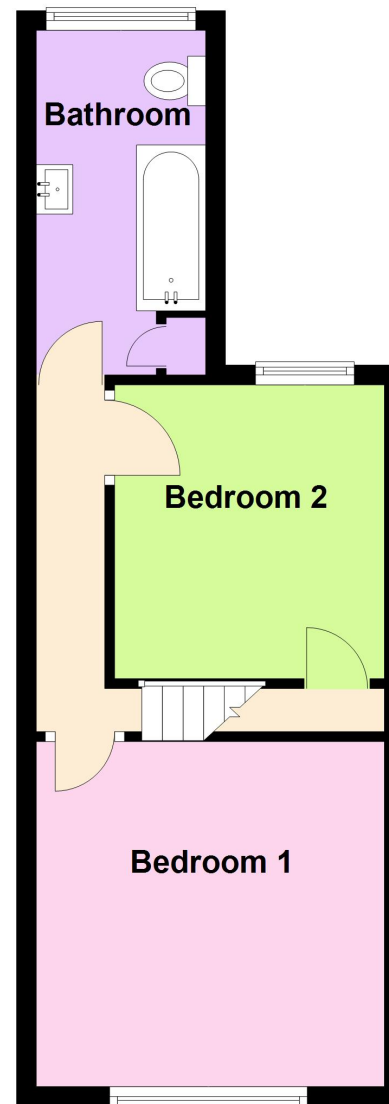
PROPERTY INFORMATION QUESTIONNAIRE

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.
****Please note we believe the property is located in a high risk flood zone****

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

