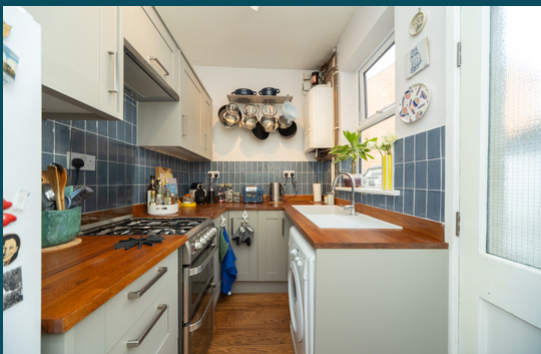




29 Shaftesbury Road

Leicester LE30QN

MOORE
& YORK



Property at a glance:

- Delightful Character Home
- Westcotes Area
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Two Large Double Bedrooms
- Superbly Presented Throughout
- Close To Local Amenities And Shopping
- Central Heating & Double Glazing

£180,000 Freehold



A superbly presented and appointed, traditional Victorian terraced property with two large double bedrooms and two lovely reception rooms which really does deserved to be viewed to appreciate both the space available and the enviable internal ambience. The living spaces are double glazed and centrally heated and also include a modern re-fitted kitchen and bathroom all displaying the owners commitment to fashioning a home to be proud of. The house enjoys a great location in the Westcotes area of the city with handy access to local amenities, bus routes and to both the city centre and De Montfort university campus.

THE LOCAL AREA

This lovely home is set in the popular Westcotes area of Leicester and close to Bede Island and De Montfort university as well as local shopping, bus routes and amenities all close to hand.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of 'ordered' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.

FRONT FORECOURT

With walling to the boundary and setting the property nicely back from the pavement, specimen hydrangea and leading internally via a panelled door with top light over to;



LOUNGE

3.60m x 3.53m (11' 10" x 11' 7") Min plus bay. A lovely, light, bay fronted room with traditional cornicing and ceiling rose with light point, radiator, stripped and painted boards and feature art-deco tiled fireplace with display shelves at either side of the chimney breast.

DINING ROOM

3.64m x 3.53m (11' 11" x 11' 7") A second good sized reception room with a very useful, large under-stairs store and window to the rear elevation, radiator, ceiling light, picture rail and another fantastic art deco style tiled fireplace.

FITTED KITCHEN

2.75m x 1.83m (9' 0" x 6' 0") Attractively fitted with





contemporary shaker style units to both base and eye level, contrasting wood block worktops and tiled surrounds plus space for appliances, wall mounted modern boiler and Upvc door and window to the side elevation.

FIRST FLOOR LANDING

With access doors to front and rear leading to the two spacious double bedrooms and the rear bedroom then leading on to the bathroom.

MASTER BEDROOM

4.04m x 3.60m (13' 3" x 11' 10") A large double room with Upvc window positioned fairly centrally to the front elevation, coved ceiling with light point, radiator and cast-iron fireplace feature.

BEDROOM TWO

4.04m x 3.64m (13' 3" x 11' 11") A further large double which has a Upvc window to the rear elevation, lovely victorian style fireplace with mantelpiece and storage adjacent to the chimney breast. Ceiling light point and useful storage cupboard over the stairwell. A door and step down at the rear leads off to;

BATHROOM

2.75m x 1.83m (9' 0" x 6' 0") An attractively presented room with a relaxing feel and a three piece suite comprising wash-basin inset to vintage storage unit, WC and contemporary panelled bath with shower and full height tiled surround, towel radiator, ceiling light point and opaque Upvc window to the rear elevation.

REAR GARDEN

The enclosed garden is accessed by way of a shared entryway with the immediate space laid to slabbing to provide a sheltered seating space adjacent to the two outhouses then giving way to a grassed area with shrubbery and walling to the

boundaries.

SERVICES

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

TENURE

Understood to be Freehold.

COUNCIL TAX BAND

We understand that the property has a council tax rating of 'A' via Leicester City Council.

MAKING AN OFFER

In service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer made and would therefore ask any potential purchaser to discuss with our Mortgage Advisor to establish how they intend to fund their purchase. We 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.

PLOT/FLOOR PLANS

Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

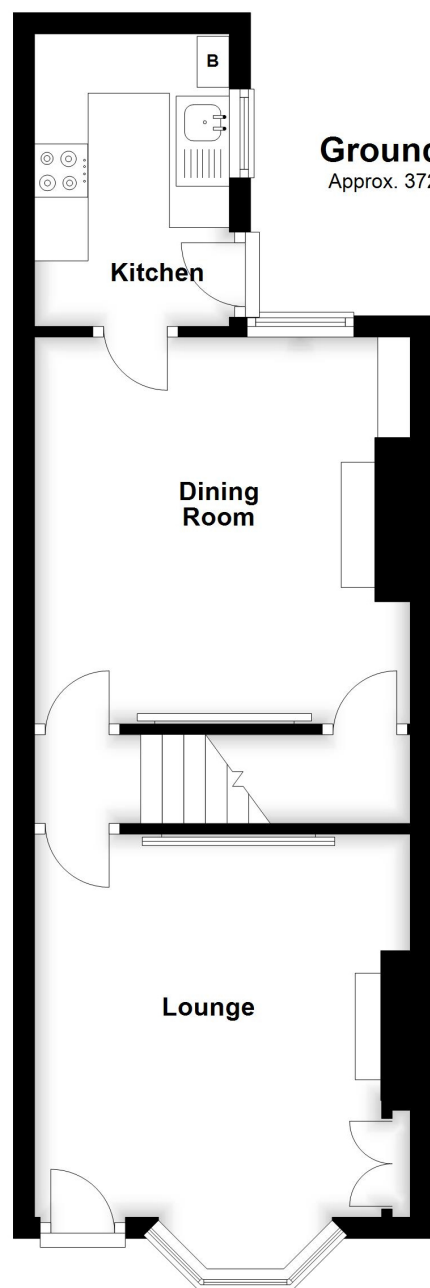
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or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

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 if you would like to view a copy.





Ground Floor

Approx. 372.2 sq. feet



First Floor

Approx. 415.6 sq. feet

Total area: approx. 787.8 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

