



103 Western Road, Leicester LE30GF

MOORE  
& YORK





### Property at a glance:

- Victorian Terraced Home
- Refurbished Throughout
- Two Double Bedrooms
- Walking distance DMU & LRI Hospital
- No Upward Chain
- Ideal First Time & Investment Buy.
- Newly Fitted Kitchen & Shower Room

£175,000 Freehold



We take pleasure in offering for sale this refurbished Victorian two bedroom terraced home situated within walking distance of the DMU, the local facilities of Narborough Road and West End and within a short drive of the Leicester City Centre itself. The property has undergone a scheme of improvements to include newly fitted kitchen and shower room, new flooring and total redecoration throughout. The 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 shower room. The property would ideally suit the first time and investment buyer alike and we highly recommend an early viewing.

#### DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

#### DINING ROOM

#### LOUNGE

11' 6" x 11' 1" (3.51m x 3.38m) UPVC sealed double glazed window, radiator, meters cupboard.

#### DINING ROOM

11' 5" x 11' 1" (3.48m x 3.38m) UPVC sealed double glazed window, radiator, stairs leading to first floor accommodation.

#### KITCHEN

8' 9" x 6' 3" (2.67m x 1.91m) 8' 9" x 6' 3" (2.67m x 1.91m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over, large tiled splash backs, wall mounted gas boiler, sealed double glazed door to rear garden.

#### FIRST FLOOR LANDING

#### BEDROOM 1

11' 6" x 10' 6" (3.51m x 3.20m) Radiator, over stairs cupboard. UPVC sealed double glazed window.











## **BEDROOM 2**

11' 2" x 8' 7" (3.40m x 2.62m) Radiator, cast iron fire surround.

## **SHOWER ROOM**

9' 1" x 6' 6" (2.77m x 1.98m) Three piece suite comprising tiled shower cubicle, vanity sink unit and low level WC, radiator, UPVC sealed double glazed window.

## **OUTSIDE**

Block paved garden area to rear.

## **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.

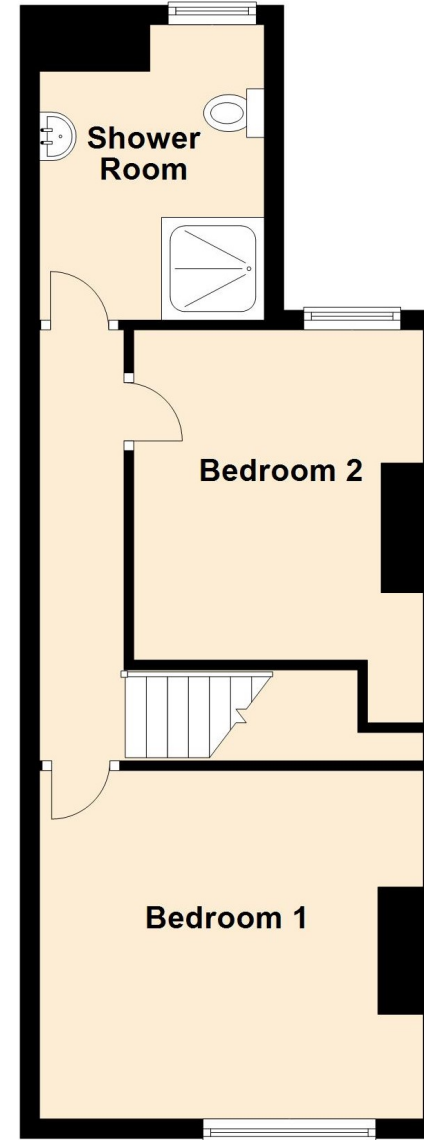
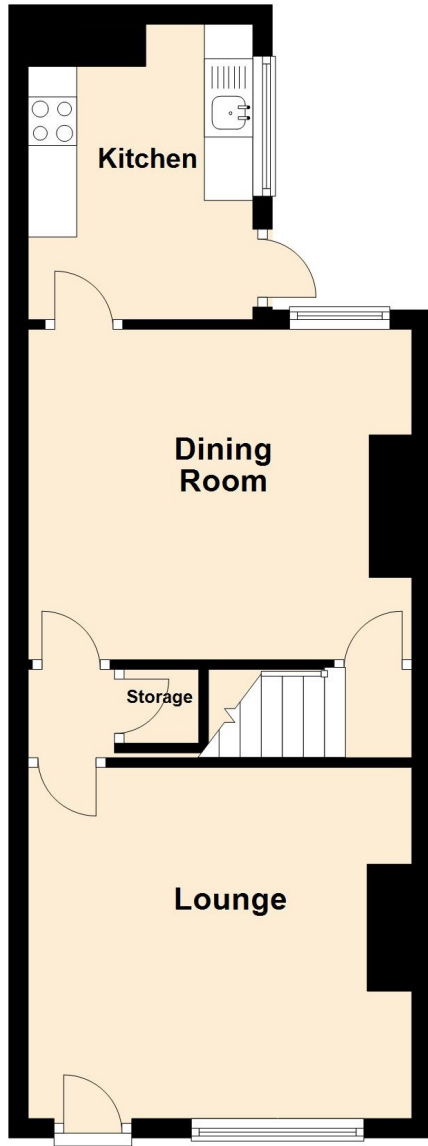
## **IMPORTANT INFORMATION**

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.









**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



