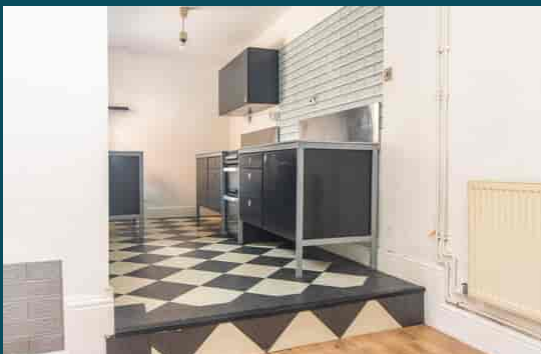




108 Warwick Street, Leicester LE35SF

MOORE  
& YORK



### Property at a glance:

- Nicely Presented Terraced Home
- Modern Style Kitchen & Bathroom
- Two Double Bedrooms
- Easy Access City Centre, Train station and DMU
- No Onward Chain
- Ideal Buy To Let or First Time Buy

£165,000



Nicely presented Victorian two bedroom terraced home located within walking distance of local amenities and within a short drive of the Leicester City Centre, the main railway line and DMU. The property is being sold with no upward chain and the centrally heated accommodation briefly comprises to the ground floor lounge, dining room with open plan aspect to modern style kitchen and to the first floor two double bedrooms and modern style bathroom with feature free standing claw foot bath and stands with easily maintainable garden. The property would suit the investment and first time buyer alike and we recommend an internal viewing

### DETAILED ACCOMMODATION

Hardwood door leading to;

#### LOUNGE

11' 2" x 11' 0" (3.40m x 3.35m) Chimney breast recess, UPVC sealed double glazed window, stripped door, radiator, ornate coving.

#### DINING ROOM

12' 2" x 10' 11" (3.71m x 3.33m) UPVC sealed double glazed window, Stripped door with access to stairs to first floor, shelved understairs cupboard, open plan aspect leading to:



### KITCHEN

12' 10" x 6' 5" (3.91m x 1.96m) Modern style units comprising sink unit with cupboards under, matching base unit with cupboards under and stainless steel work surface and splash back over, complementary wall mounted eye level cupboards, Amtico tiled flooring, tiled splash back, door to rear garden.

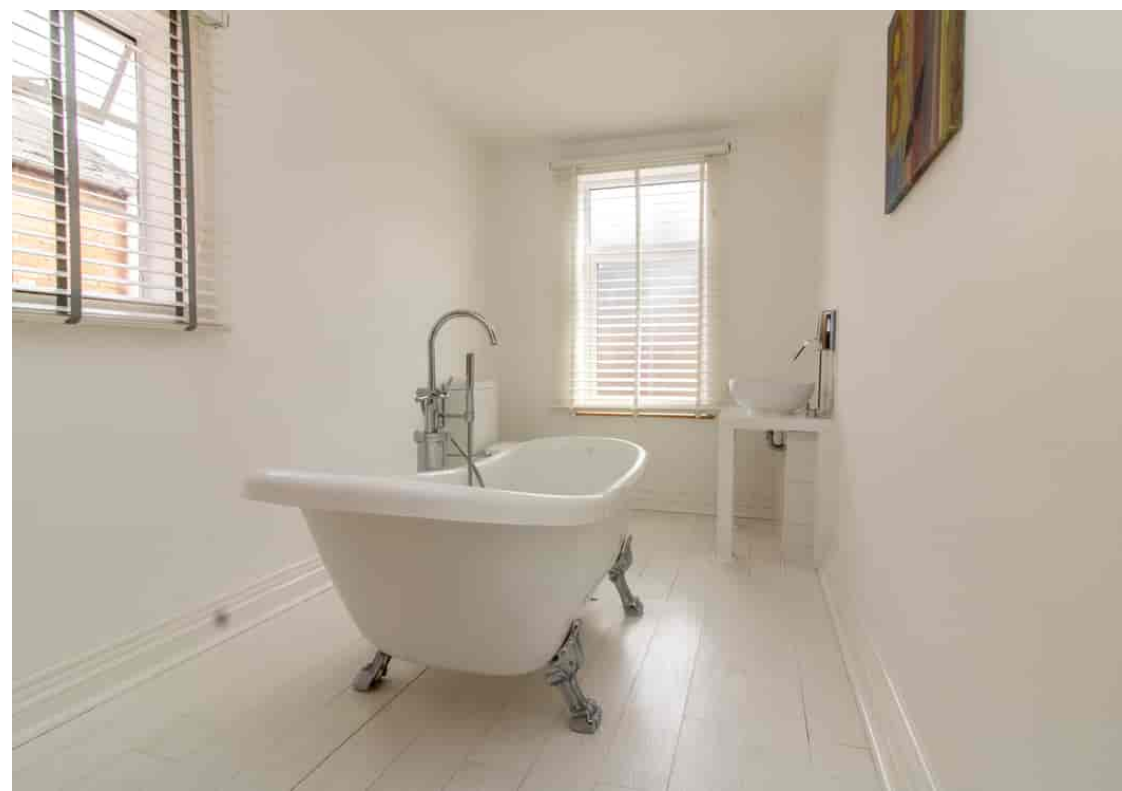
### FIRST FLOOR LANDING

Access to loft with pull down ladder.

### BEDROOM1

12' 6" x 11' 2" (3.81m x 3.40m) Radiator, UPVC sealed double glazed window, stripped door.









## BEDROOM 2

11' 10" x 9' 4" (3.61m x 2.84m) Radiator, UPVC sealed double glazed window, stripped door, over stairs cupboard.

## BATHROOM

12' 7" x 6' 11" (3.84m x 2.11m) Modern style feature suite comprising free standing claw foot bath with shower attachment, designer sink unit and low level WC, heated towel rail, UPVC sealed double glazed window.

## OUTSIDE

Block paved pathway leading to rear decked seating area, 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. 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.

## TENURE

Freehold

## COUNCIL TAX BAND

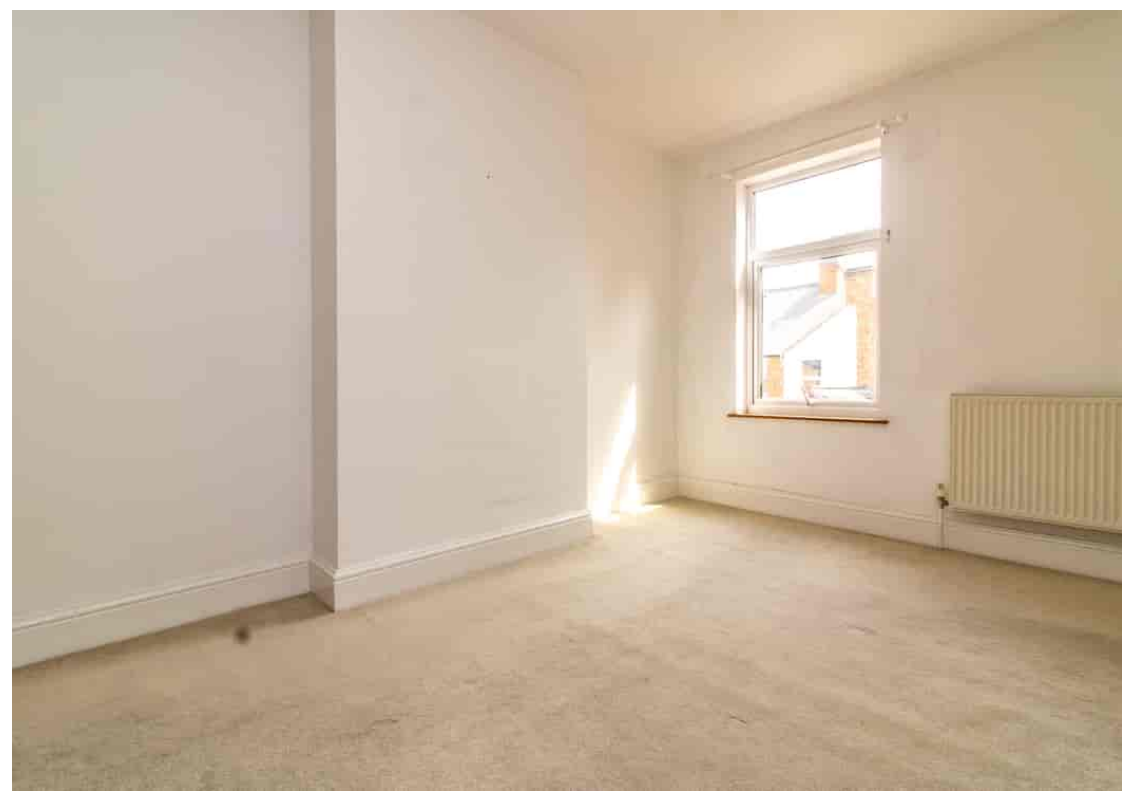
Leicester City A

## EPC RATING

TBC

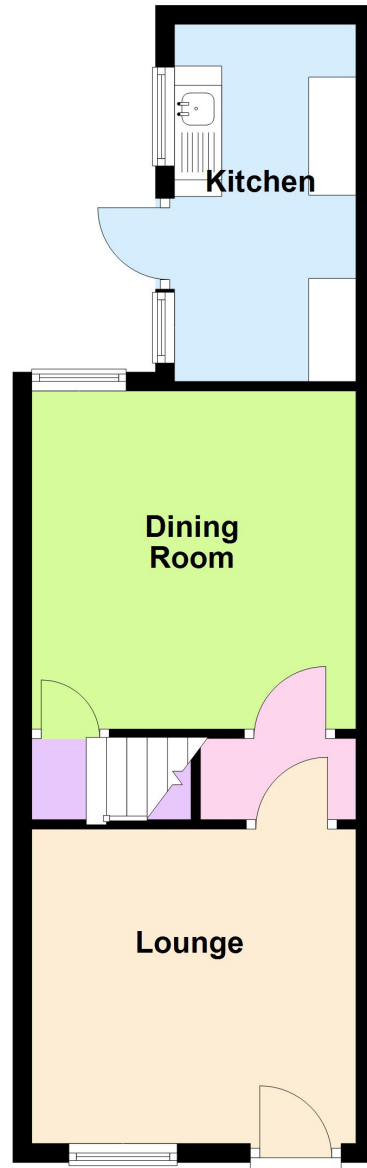
## IMPORTANT INFORMATION

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.

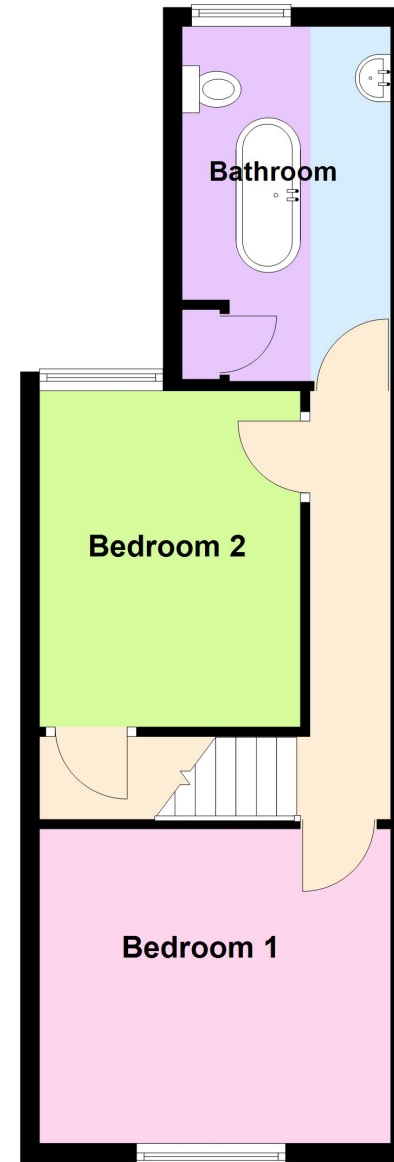




**Ground Floor**



**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

