



62 Tetuan Road, Leicester LE39RS

MOORE  
& YORK





### Property at a glance:

- Character Semi Detached Home
- Original Features Throughout
- Three Bedrooms & Bathroom
- Sough After Location
- Sitting Room, Dining Room & Kitchen
- Viewing A Must
- Fully Converted Cellar Providing Three Habitable Spaces

Asking Price £275,000 Freehold



Character three bedroom semi detached home with a fully converted centrally heated cellar providing three further habitable spaces presently used as a utility area, study and sitting room but with excellent flexibility of usage. This lovely home retains many character features to include original fireplace, leaded light stained doors and stripped doors and stairwell and the centrally heated accommodation briefly comprises to the ground floor entrance hall, sitting room, dining room and kitchen and to the first floor three bedrooms and bathroom and stands with tiered mature gardens to rear and patio garden to front with potential for off road parking. The property is located in a popular location offering easy access to all local facilities and an internal viewing is essential as rarely do properties of this style and design become available.

### DETAILED ACCOMMODATION

Original leaded light glazed hardwood door with arched storm porch with Minton tiled base leading to;

#### ENTRANCE HALL

Feature diamond shaped leaded light stained window to side aspect, tiled flooring. stairs leading to first floor accommodation, enclosed access leading to;



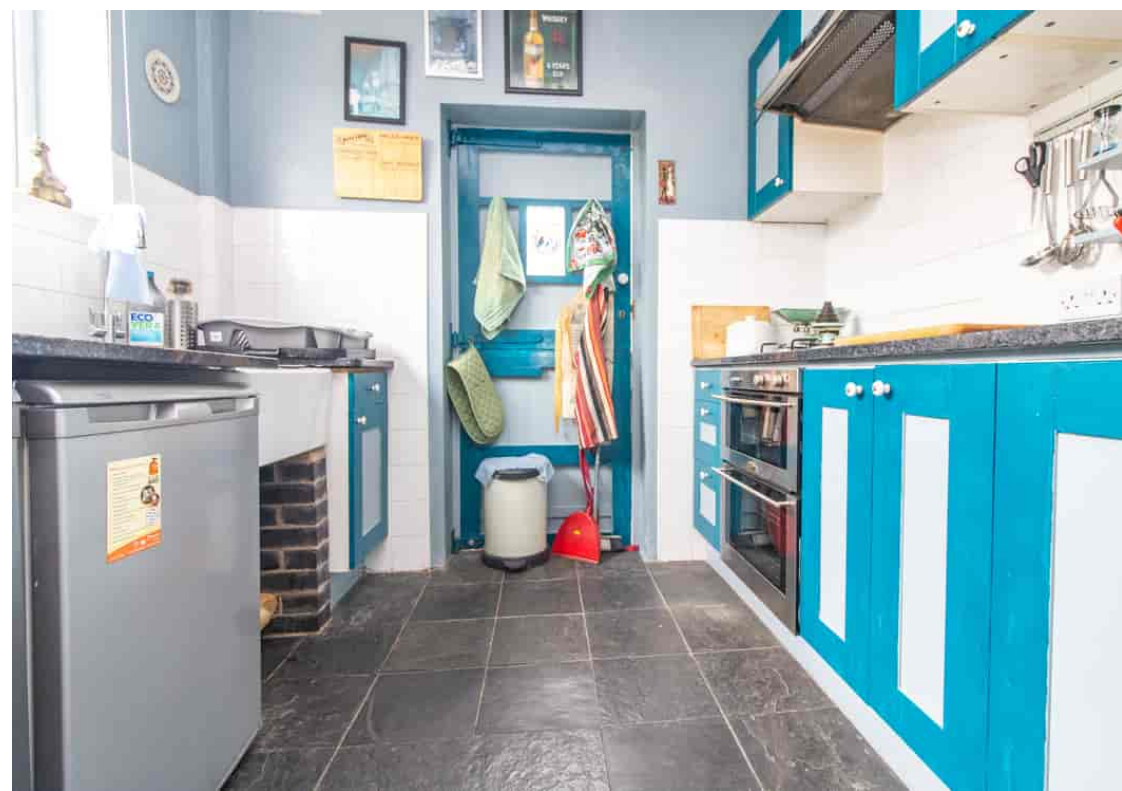
#### CELLAR

The cellar has been converted to provide three centrally heated habitable spaces comprising a utility area with plumbing for washing machine with open plan access to a study area (12'11"x 11") with radiator and step and archway leading to sitting room( 13'7" x 11'1") .

#### SITTING ROOM

14' 2" x 11' 1" (4.32m x 3.38m) Leaded light circular bay window with inset circular radiator to front aspect, cast iron open fire.











## DINING ROOM

12' 2" x 11' 0" (3.71m x 3.35m) Stripped flooring, radiator, UPVC sealed double glazed French doors to rear garden, display fire surround, archway leading to;

## KITCHEN

8' 4" x 7' 3" (2.54m x 2.21m) Comprising Belfast sink with mixer tap over and cupboards over, matching base unit with work surfaces over, drawers and cupboards over, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood.

## FIRST FLOOR LANDING

Leaded light picture window, access to loft space.

## BEDROOM 1

15' 3" x 11' 1" (4.65m x 3.38m) Radiator, UPVC sealed double glazed circular bay window.

## BEDROOM 2

11' 4" x 11' 4" (3.45m x 3.45m) Radiator, UPVC sealed double glazed window with elevated views.

## BEDROOM 3

8' 4" x 8' 0" (2.54m x 2.44m) Radiator, UPVC leaded light sealed double glazed window.

## BATHROOM

7' 9" x 7' 1" (2.36m x 2.16m) Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, boiler cupboard, tiled splash back, tiled flooring, UPVC sealed double glazed window. radiator, UPVC sealed double glazed window

## OUTSIDE

Patio garden to front accessed vis ornamental gates with potential for off road parking. Tiered natural garden to rear incorporating seating areas, evergreen and floral beds and original garden steps.

## 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 partially double-glazed.

## VIEWING

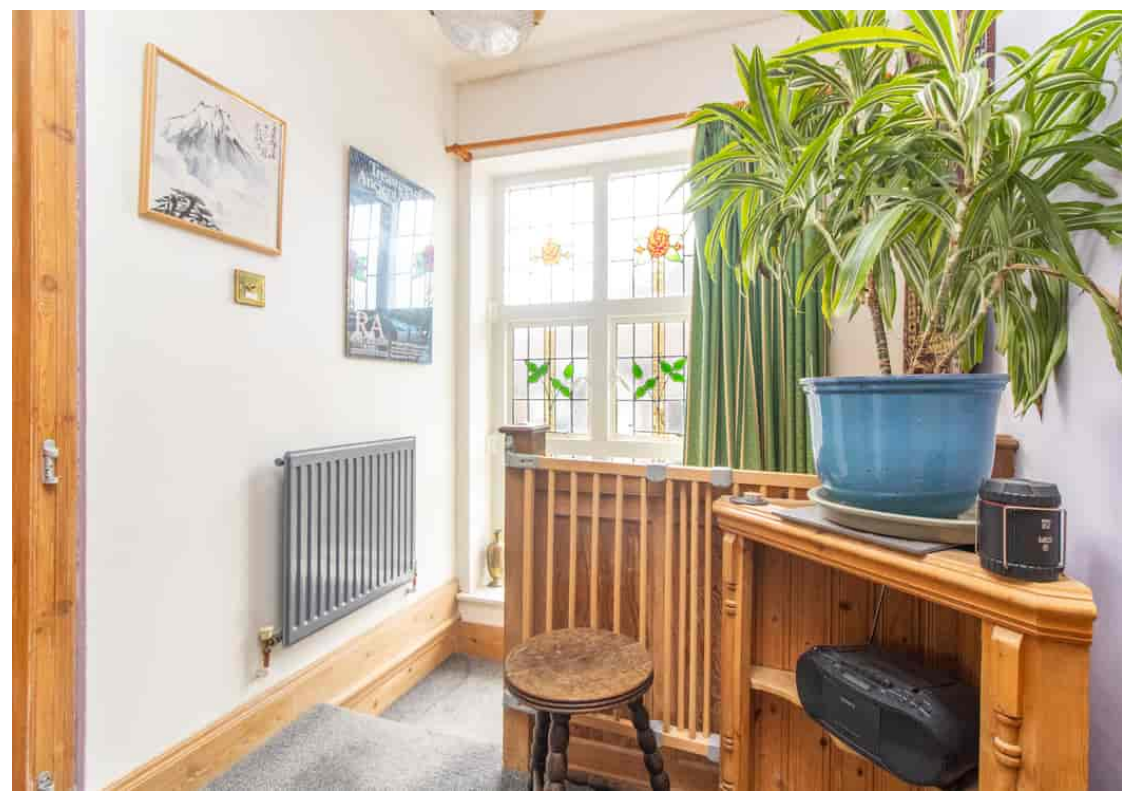
Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.















## 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

## EPC RATING

TBC

## COUNCIL TAX BAND

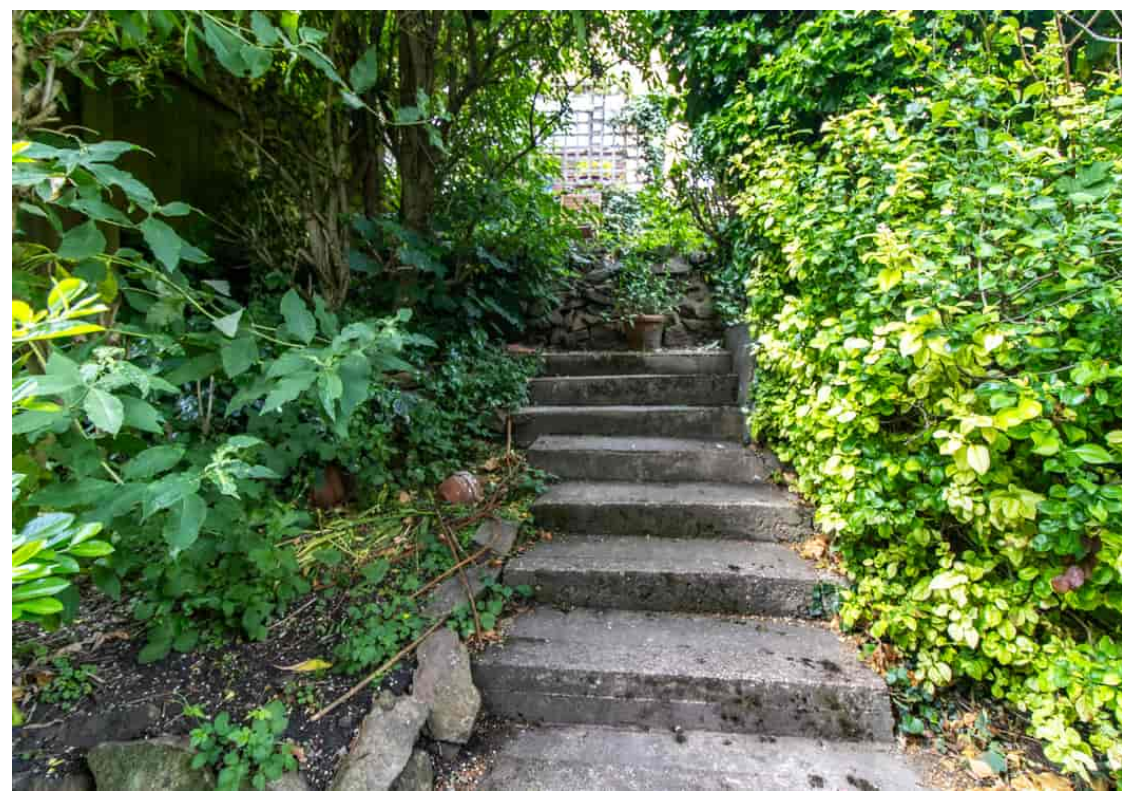
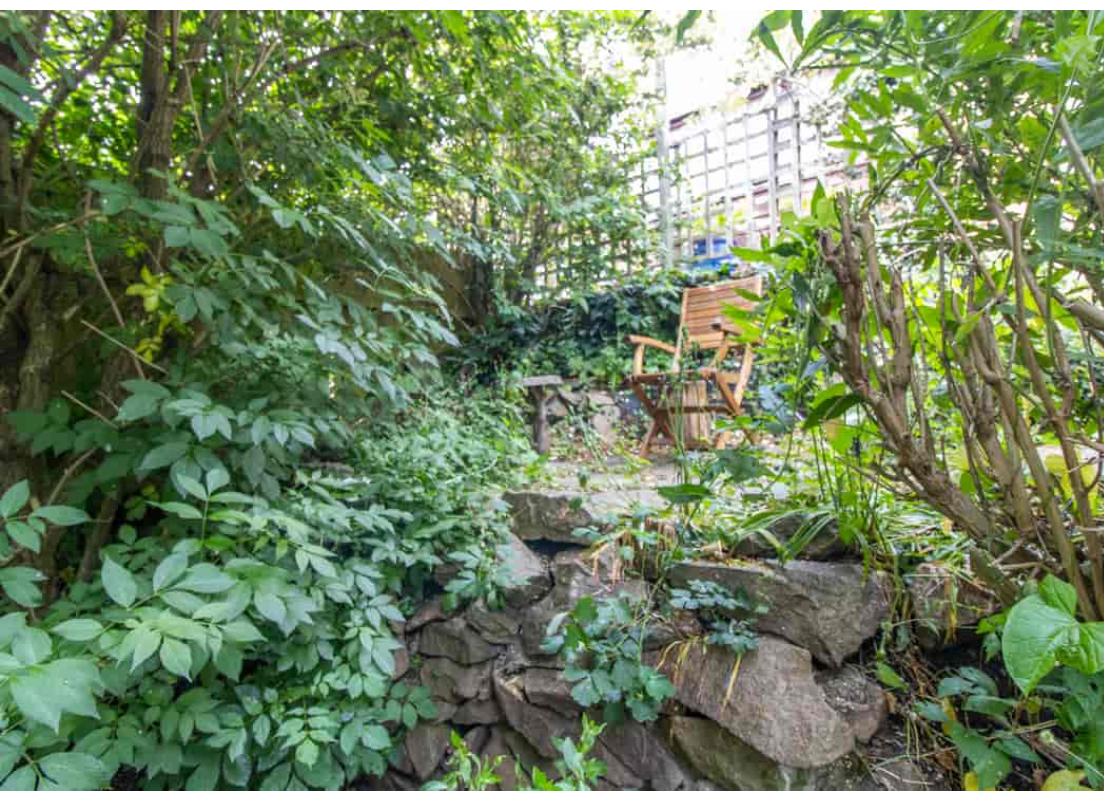
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## IMPORTANT INFORMATION

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.













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 â€” 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



