



2 Herschell Street

Leicester LE21LD

MOORE  
& YORK



### Property at a glance:

- Victorian Terraced Home
- Two Double Bedrooms
- Two Reception Rooms & Kitchen
- Gas Central Heating & D\G
- Sough After Location
- Residents Parking Scheme
- Close To Religious Centres
- Easy Access To Local Facilities

£240,000 Freehold



We take pleasure in offering for sale this nicely presented two double bedroemed terraced home situated in this highly sought after location offering easy access to all local shopping, leisure and religious facilities and the Leicester City Centre itself. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor lounge, dining room and kitchen and to the first floor two bedrooms and bathroom and stands with patio garden to rear and residents parking only to front. Rarely do properties become available in this popular location and we highly recommend a early viewing

### DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

#### DINING ROOM

11' 5" x 11' 2" (3.48m x 3.40m) Radiator, UPVC sealed double glazed window, laminate flooring, meters cupboard.

#### LOUNGE

12' 5" x 11' 2" (3.78m x 3.40m) Enclosed stairs leading to first floor accommodation, under stairs cupboard, UPVC sealed double glazed window, radiator, wall mounted gas fire, TV point.

### KITCHEN

12' 4" x 6' 3" (3.76m x 1.91m) Comprising single drainer sink unit with cupboard under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, plumbing for washing machine, built in cooket and four piece gas hob with extractor fan over set in stainless steel hood, tile splash backs, UPVC sealed double glazed window and door to rear garden.

### FIRST FLOOR LANDING

Radiator

### BEDROOM 1

12' 5" x 11' 6" (3.78m x 3.51m) Radiator, UPVC sealed double glazed window, built in cupboard.



## BEDROOM 2

Radiator, UPVC sealed double glazed window

## BATHROOM

8' 2" x 6' 5" (2.49m x 1.96m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, vertical radiator, UPVC sealed double glazed window, wall mounted gas boiler

## OUTSIDE

Patio sitting garden area to rear with brick built outhouses. Resident parking only to front

## SERVICES

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with UPVC sealed units.

## 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 BANDING

Leicester A

## FLOOR PLANS

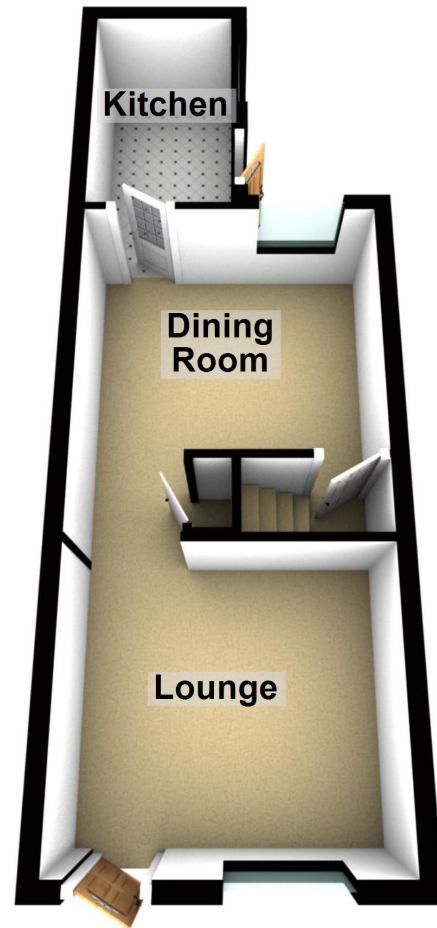
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.



## 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

