



31 Western Road, Leicester LE30GD

MOORE  
& YORK



### Property at a glance:

- Bay Windowed Terrace
- Two Double Bedrooms
- Two Reception Rooms & Kitchen
- Gas Heating & Double Glazing
- Walking Distance City Centre, Train station and DMU
- No Upward Chain
- Ideal Investment
- Rental Licence Permit

Asking Price £150,000 Freehold



Victorian two bedroom bay window terraced home perfectly situated within walking distance of the restaurants and cafes of West End, the DMU and the Leicester City Centre. The property is being sold with no upward chain and the 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 easily maintainable to rear and forecourt to front. The property would ideally suit the investment purchase, and benefits from a rental licence permit, and we recommend a early viewing.

### DETAILED ACCOMMODATION

Hardwood door leading to;

#### FRONT RECEPTION

11' 4" x 10' 5" (3.45m x 3.17m) Radiator, original tiled fire surround, meters cupboard, sash bayed sealed double glazed window.

#### INNER LOBBY

Understairs cupboard

#### REAR RECEPTION

11' 11" x 10' 5" (3.63m x 3.17m) Radiator, fire recess, UPVC sealed double glazed.



### KITCHEN

11' 4" x 5' 8" (3.45m x 1.73m) Comprising one and a half bowl sink unit with cupboards under; work surface with cupboards under; cooker space, wall mounted eye level cupboards, tiled splash backs, UPVC sealed double glazed window, door to rear garden.

### FIRST FLOOR LANDING

#### BEDROOM 1

10' 10" x 10' 5" (3.30m x 3.17m) Radiator, UPVC sealed double glazed window

#### BEDROOM 2

12' 0" x 7' 6" (3.66m x 2.29m) Radiator, UPVC tilt and turn sealed double glazed window, over stairs cupboard



## BATHROOM

11' 1" x 5' 7" (3.38m x 1.70m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, tiled splash backs, radiator, UPVC sealed double glazed window.

## OUTSIDE

Fore court to front with red brick and wrought iron frontage with inset matching gate. Easily maintainable garden to rear with storage 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

## COUNCIL TAX BAND

Leicester City A

## TENURE

Freehold

## EPC RATING

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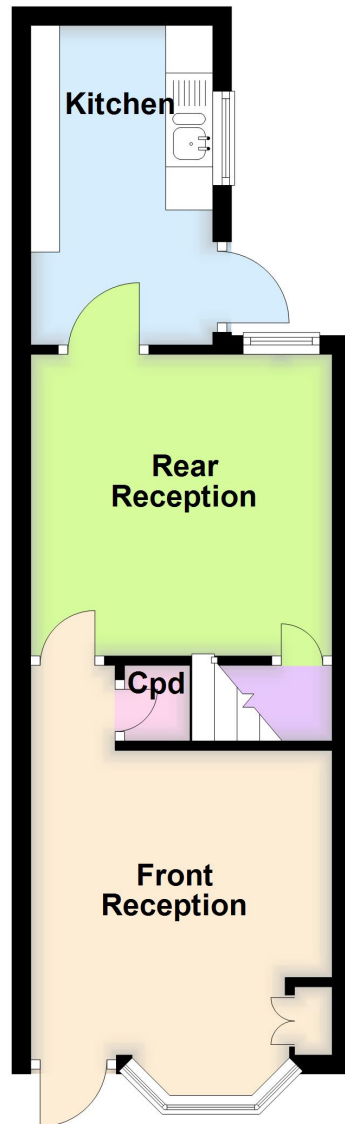
## IMPORTANT INFORMATION

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. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



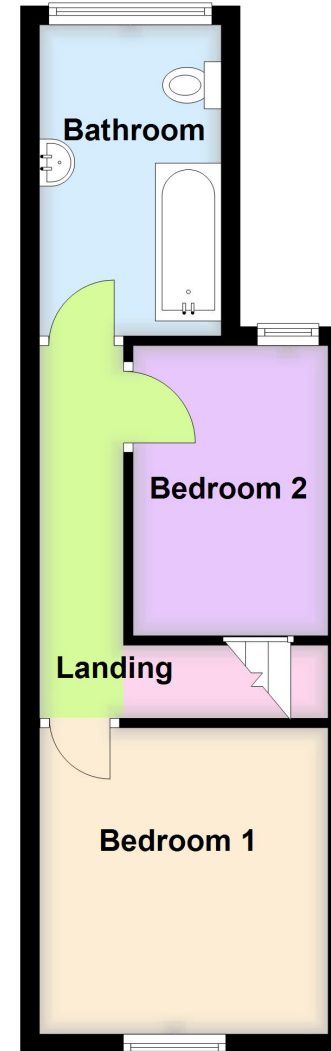
## Ground Floor

Approx. 30.8 sq. metres (332.0 sq. feet)



## First Floor

Approx. 29.1 sq. metres (313.3 sq. feet)



Total area: approx. 59.9 sq. metres (645.2 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

