



50 Battenberg Road, Leicester LE35HA

MOORE  
& YORK



### Property at a glance:

- Victorian Mid Terraced Home
- Gas Central Heating & D\G
- Three Bedrooms & Bathroom
- Two Reception Rooms & Kitchen
- Close To Amenities
- Ideal First Time & Investment Buy.
- No Upward Chain

**£178,000 Freehold**



Nicely presented three bedroom Victorian terrace home within walking distance of local amenities yet with a short drive of the Leicester City Centre with its extensive range of facilities, DMU and the main Leicester railway line. The property is being sold with no upward chain and the well planned centrally heated and double glazed accommodation briefly comprises to the ground floor lounge, dining room, kitchen and bathroom and to the first floor three bedrooms and bathroom and stands with patio garden to rear. The property would ideally suit the first time and investment purchaser alike and we recommend a early viewing.

### DETAILED ACCOMMODATION

Hardwood door leading:

#### LOUNGE

11' 7" x 11' 1" (3.53m x 3.38m) Window to front aspect, meters cupboard, radiator, stripped and varnished panelled flooring.

#### DINING ROOM

12' 0" x 11' 7" (3.66m x 3.53m) Under stairs cupboard, enclosed stairs to first floor, radiator, UPVC sealed double glazed window.

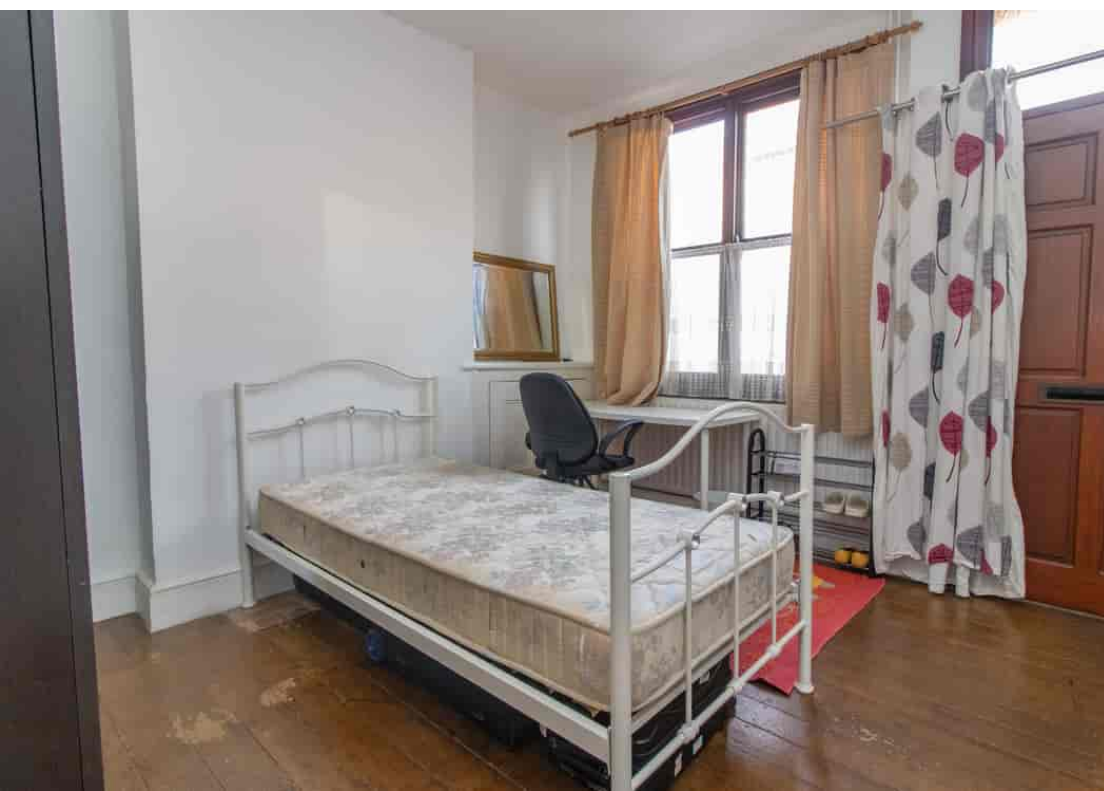
#### KITCHEN

12' 10" x 5' 11" (3.91m x 1.80m) Comprising sink unit with cupboard under, matching base units with butcher block style work surfaces over, drawers and cupboards under, complimentary wall mounted cupboard, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, radiator, UPVC sealed double glazed window, wall mounted gas boiler, tiled splash back.

#### OUTER LOBBY

UPVC sealed double glazed door to rear aspect.









## BATHROOM

7' 5" x 6' 8" (2.26m x 2.03m) Three piece suite comprising panelled bath with shower over, vanity sink unit and low level WC, radiator, UPVC sealed double glazed window.

## FIRST FLOOR LANDING

### BEDROOM 1

12' 10" x 12' 0" (3.91m x 3.66m) Radiator, window to front aspect.

### BEDROOM 2

11' 10" x 10' 2" (3.61m x 3.10m) Radiator, UPVC sealed double glazed window, overstairs cupboard.

### BEDROOM 3

11' 2" x 5' 11" (3.40m x 1.80m) Radiator, UPVC sealed double glazed window, airing cupboard.

## OUTSIDE

Gravelled garden to rear

## VIEWING

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

## 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 sealed units.

## 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

## EPC RATING

D

## FLOOR PLAN

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.

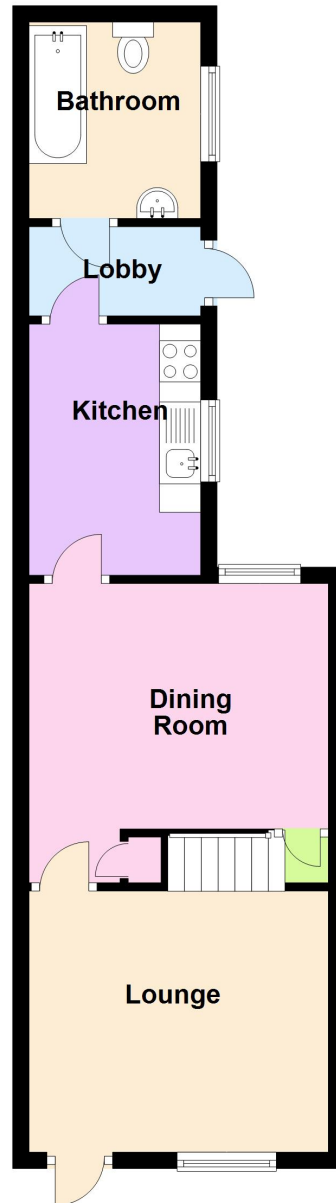
## IMPORTANT INFORMATION

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. 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



## 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

