



89 Tewkesbury Street, Leicester LE35HQ

MOORE  
& YORK



### Property at a glance:

- Character Terraced Home
- Many Character Features
- Feature Vaulted First Floor Landing
- Two Double Bedrooms & Bathroom
- Two Reception Rooms & Kitchen
- Original Features Throughout
- Gas Central Heating & D\G
- Viewing Essential

Asking Price £175,000 Freehold



We are pleased to bring to market this Victorian character two double bedroom terraced home situated within walking distance of local facilities and within a short drive of the Leicester City Centre, main Leicester train station and DMU. The present owner has taken great care and attention to create a home oozing with character features, to include original fire recesses, stripped and varnished and Quarry tiled flooring, but still retaining the comforts of a fitted kitchen with built in oven and hob, double glazing and gas heating and benefits from a individually designed vaulted ceiling with double door loft access, which needs to be viewed to be appreciated, and stands with a block paved rear garden providing a ideal seating area. Rarely do properties with such style become available and an internal viewing is essential.

### DETAILED ACCOMMODATION

UPVC door leading to;

#### FRONT RECEPTION/DINING ROOM

12' 4" x 11' 5" (3.76m x 3.48m) Radiator, enclosed stairs leading to first floor accommodation, radiator, feature exposed brick chimney breast recess with free standing solid fuel burner, ornate coving, UPVC sealed double glazed window.

#### REAR RECEPTION/LOUNGE

12' 5" x 12' 3" (3.78m x 3.73m) Original Quarry tiled flooring, radiator, UPVC sealed double glazed window, chimney breast display recess, TV point.

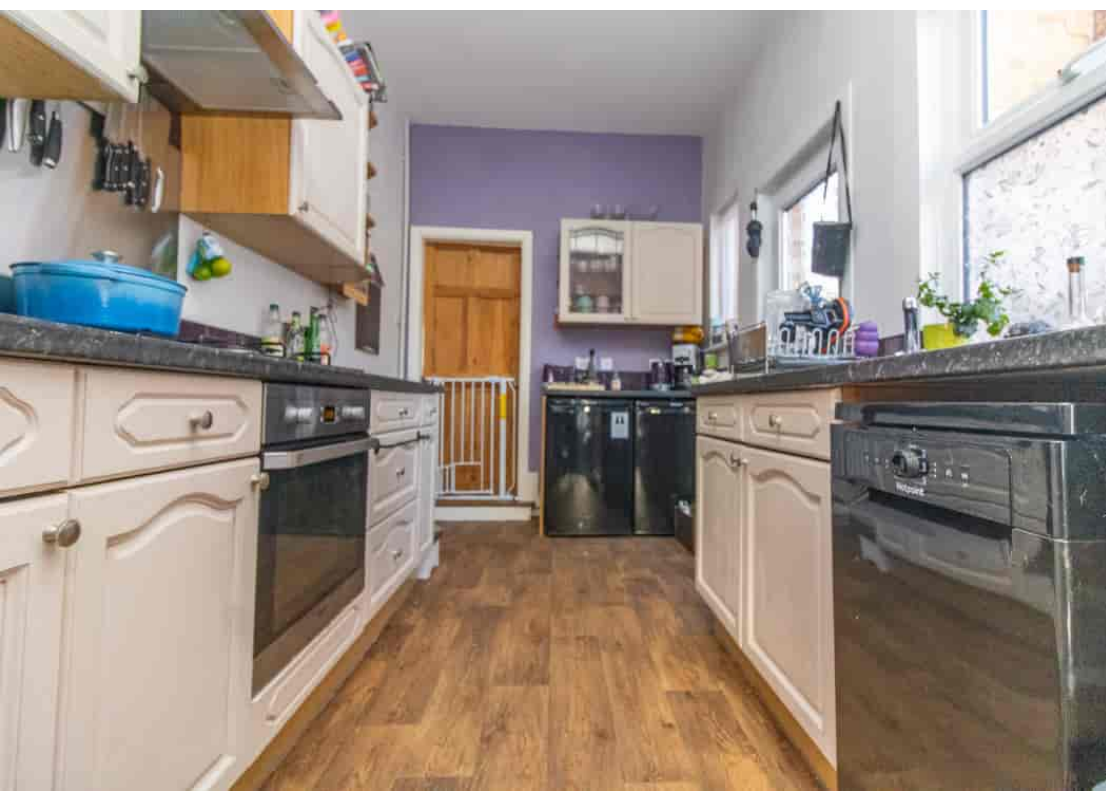


### KITCHEN

13' 1" x 7' 4" (3.99m x 2.24m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood with matching splash back, UPVC sealed double glazed window and door to rear aspect.

### UTILITY AREA

Work surface with utility space under with plumbing for washing machine and tumble dryer space.





## FIRST FLOOR LANDING

Feature vaulted ceiling with sealed double glazed Velux window, providing natural light, with double door access to loft space.

## BEDROOM 1

12' 4" x 11' 5" (3.76m x 3.48m) Alcove fitted wardrobe, over stairs cupboard, stripped paneled flooring, radiator.

## BEDROOM 2

12' 7" x 9' 5" (3.84m x 2.87m) Radiator, UPVC sealed double glazed window

## BATHROOM

13' 1" x 7' 4" (3.99m x 2.24m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, airing cupboard housing central heating boiler, stripped and varnished paneled flooring, radiator, UPVC sealed double glazed window.

## OUTSIDE

Block paved seating area to rear

## 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

## EPC RATING

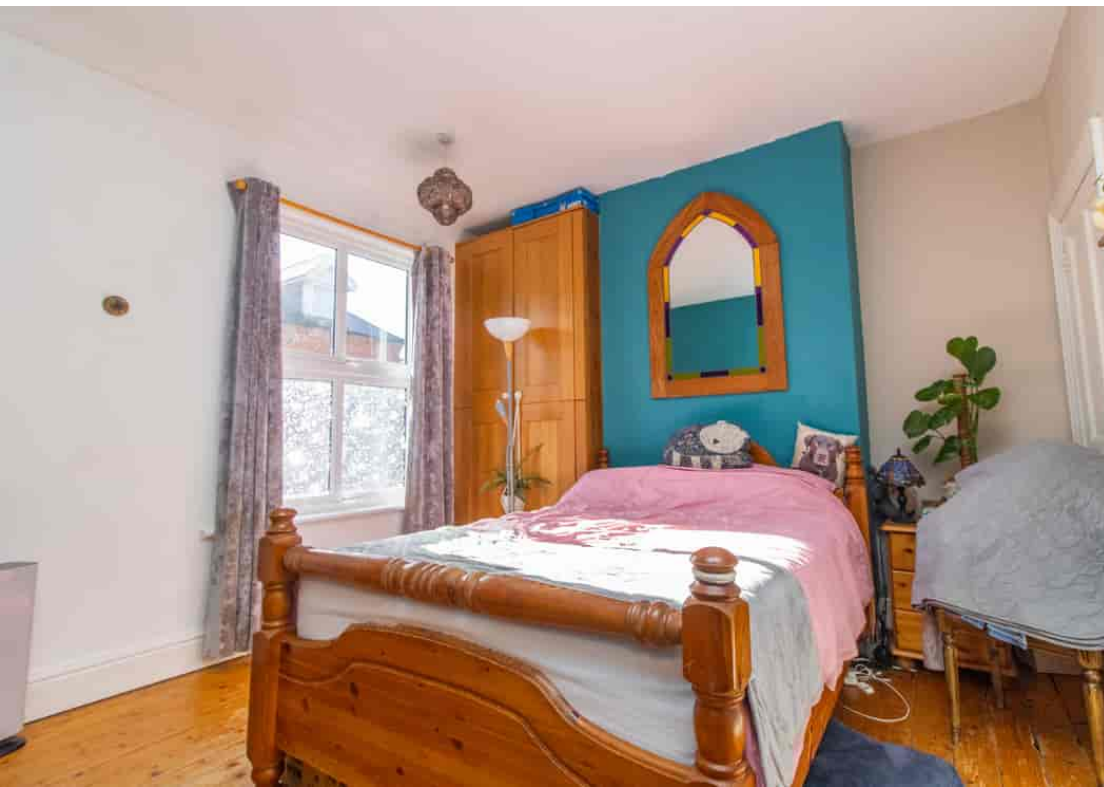
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## IMPORTANT INFORMATION

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.



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

