



76 Luther Street, Leicester LE30QG

MOORE
& YORK



Property at a glance:

- Investment Opportunity
- Three Bedrooms & Loft Bedroom
- Gas Central Heating & D\G
- No Onward Chain
- Lounge/Dining Room & Kitchen
- Easy Access City Centre, Train station and DMU

Asking Price £175,000 Freehold



Victorian three bedroom and loft bedroom terraced home ideally situated within easy access of all local facilities and within a short drive of the Leicester City Centre, main railway station and DeMontfort University. The accommodation would ideally suit the investment purchaser and the centrally heated and double glazed accommodation briefly comprises entrance hall, lounge/dining room, kitchen and bathroom to the ground floor and to the first floor three bedrooms and further loft bedroom accessed via enclosed stairwell and stands with easily maintainable garden to rear. The property is being sold with no onward chain

DETAILED ACCOMMODATION

UPVC door leading to

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation, UPVC sealed double glazed window, hardwood and glazed door leading to

LOUNGE/DINING ROOM

22' 8" x 10' 8" (6.91m x 3.25m) Radiator, UPVC sealed double glazed windows

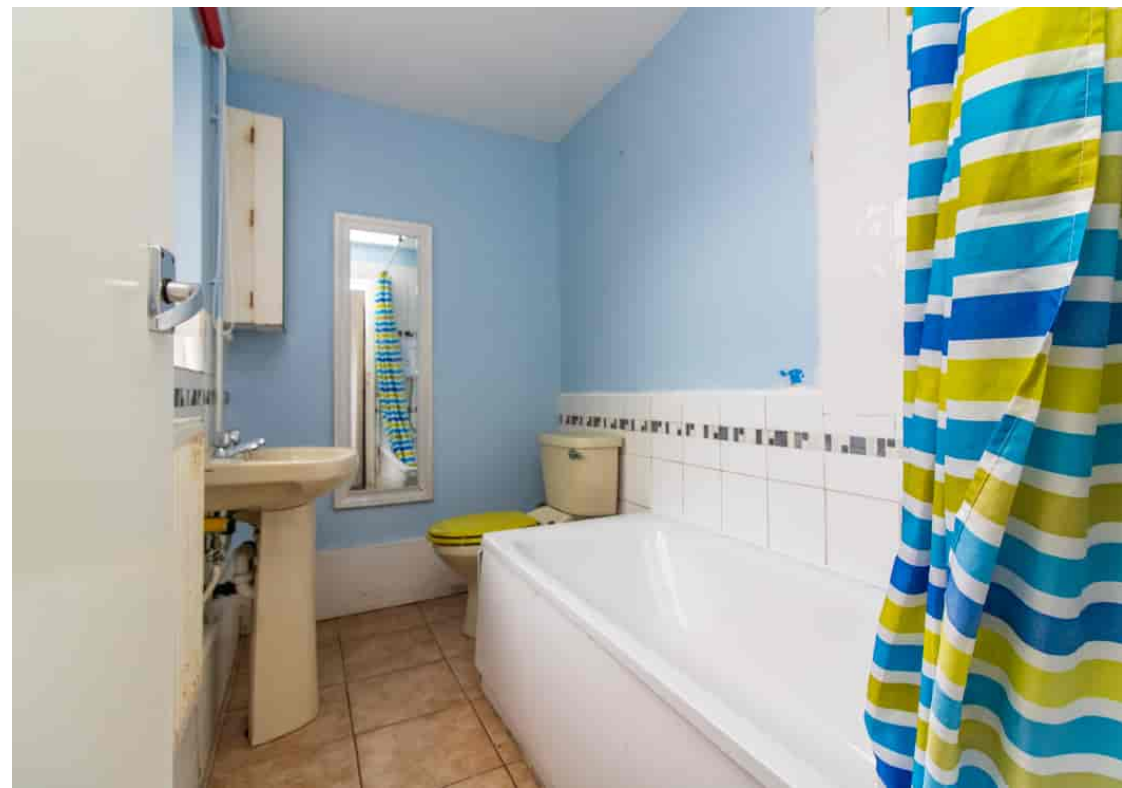


KITCHEN

11' 6" x 5' 11" (3.51m x 1.80m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, tiled splash backs, tiled flooring, UPVC sealed double glazed window, plumbing for washing machine.

OUTER LOBBY

UPVC sealed double glazed door to rear garden, tiled flooring





BATHROOM

8' 5" x 5' 2" (2.57m x 1.57m) Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

FIRST FLOOR LANDING

Enclosed stairs leading to loft bedroom, radiator

BEDROOM 1

10' 11" x 10' 7" (3.33m x 3.23m) Radiator, UPVC sealed double glazed window

BEDROOM 2

9' 0" x 7' 9" (2.74m x 2.36m) Radiator, UPVC sealed double glazed window.

BEDROOM 3

11' 4" x 5' 11" (3.45m x 1.80m) Radiator, UPVC sealed double glazed window.

LOFT BEDROOM

16' 4" x 10' 10" (4.98m x 3.30m) Velux sealed double glazed window, radiator.

OUTSIDE

Easily maintainable garden to re

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

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.

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

D

COUNCIL TAX BAND

Leicester City A

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.

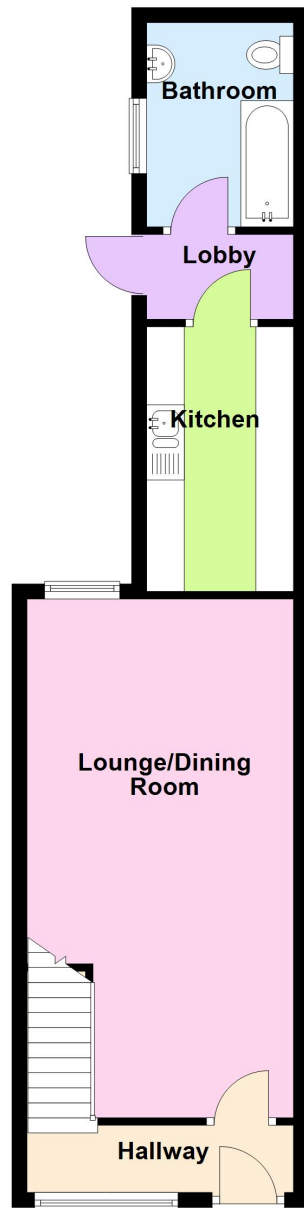
For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room 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.

PROPERTY INFORMATION QUESTIONNAIRE

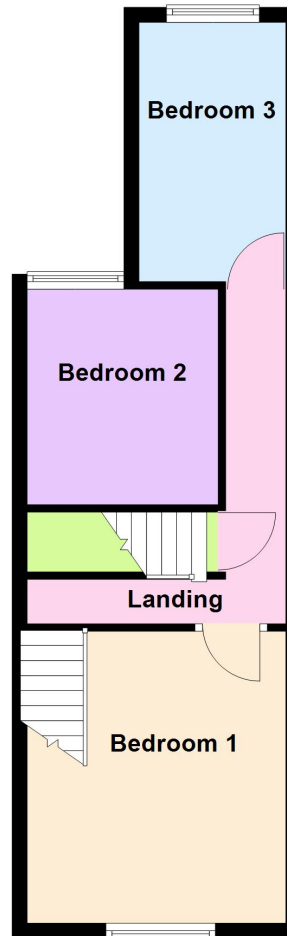
The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.



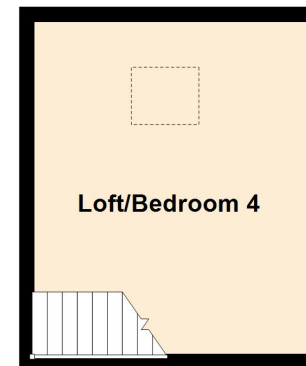
Ground Floor



First Floor



Second 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

