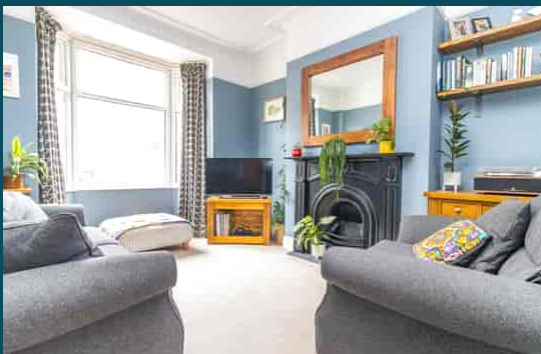




33 Dulverton Road, Leicester LE30SB

MOORE
& YORK



Property at a glance:

- Character Bay Window Terraced Home
- Retains Many Original Features
- Lounge, Dining Hall & Kitchen/Breakfast Room
- Three Double Bedrooms
- Four Piece Bathroom
- South Facing Garden
- No Upward Chain
- Viewing Essential.

Guide Price £257,500 Freehold



Lovely Character Victorian bay window terraced home situated within easy access of the local restaurants and cafes of West End and within a short drive of the Leicester City Centre, main railway station and DMU. The property is presented with great care and attention to provide a fantastic fusion of contemporary and character living retaining many original features including stripped doors throughout, cast iron fire surrounds and ornate coving. The centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall with quarry tiled flooring, lounge with bay window and original fire surround, dining room with feature display recess, and kitchen/breakfast room with integrated appliances and bi-fold doors to garden and to the first floor three double bedrooms and four piece bathroom and to the rear is a South facing garden with feature raised seating area. The property is being sold with no upward chain and we recommend an internal viewing.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

ENTRANCE HALL

Quarry tiled flooring with Minton tiled border stairwell leading to first floor accommodation, radiator.

LOUNGE

14' 5" x 11' 4" (4.39m x 3.45m) UPVC sealed double glazed bay window to front aspect, radiator, ornate coving, picture rail, feature cast iron and display hardwood fire surround, TV point.



DINING ROOM

12' 6" x 10' 11" (3.81m x 3.33m) Radiator, UPVC sealed double glazed window, exposed brick display recess to chimney breast.





KITCHEN/BREAKFAST ROOM

20' 0" x 8' 7" (6.10m x 2.62m) Fitted in a range of white gloss units comprising one and a half bowl sink unit with cupboards under, matching range of base units with Butcher block work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, plumbing for washing machine, integrated dishwasher and fridge/freezer radiator, UPVC sealed double glazed windows, sealed double glazed hardwood bi-fold doors to rear garden, concealed Worcester Bosch Combination boiler.

FIRST FLOOR LANDING

Large glazed loft access, radiator.

BEDROOM 1

15' 3" x 12' 7" (4.65m x 3.84m) Radiator, UPVC sealed double glazed window, feature cast iron and display hardwood fire surround.

BEDROOM 2

12' 9" x 9' 10" (3.89m x 3.00m) Radiator, UPVC sealed double glazed window, feature cast iron and display hardwood fire surround.

BEDROOM 3

10' 0" x 8' 8" (3.05m x 2.64m) Radiator, UPVC sealed double glazed window.

BATHROOM

9' 6" x 5' 10" (2.90m x 1.78m) Four piece suite comprising tiled corner shower, paneled bath, pedestal wash hand basin and low level WC, heated towel rail. UPVC sealed double glazed window.

OUTSIDE

Raised decked seating area to rear with matching steps leading to garden area and block paved side. Forecourt garden to front.

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.

EPC RATING

COUNCIL TAX BAND

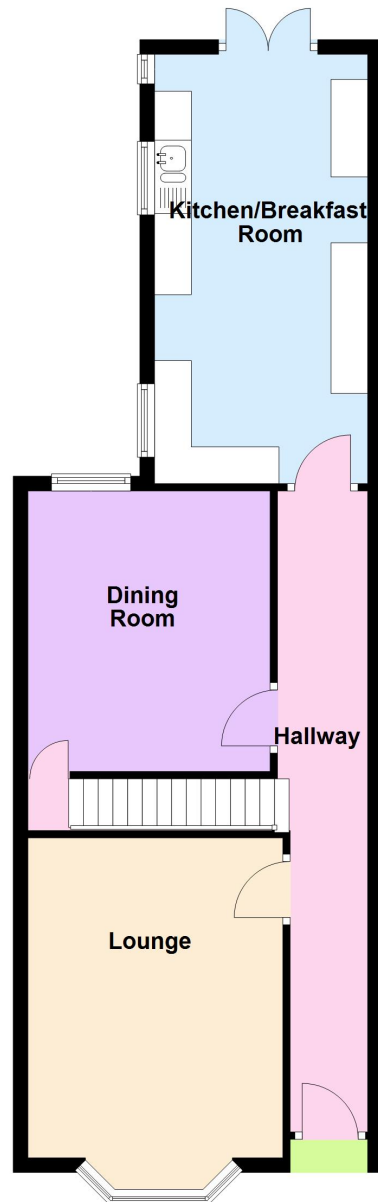
TENURE

Freehold

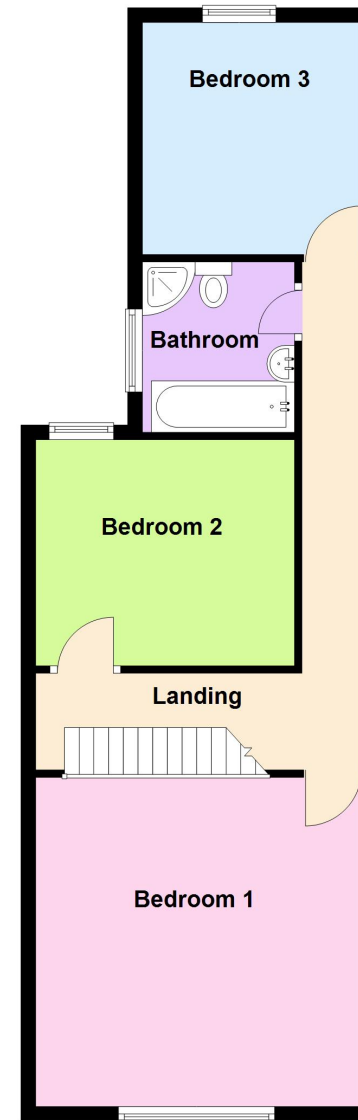
IMPORTANT INFORMATION

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.

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

