



114 St Leonards Road, Leicester LE21WR

MOORE  
&  
YORK



### Property at a glance:

- Character Terraced Villa
- Walking Distance Leicester University & Leicester Railway
- Popular and Sought After Location
- Great Selection Of Local Amenities
- Two Receptions & Kitchen
- Shower Room & Bathroom
- Gas Central Heating & D\G
- No Upward Chain

£225,000 Freehold



Nicely presented character Victorian bay window terraced home standing in a cul-de-sac location situated in the heart of the sought after suburb of Clarendon Park which offers its own community atmosphere including an excellent selection of restaurant's and cafes and within walking distance of Leicester University, Victoria park and the main Leicester Railway. The property is being sold with no upward chain and the centrally heated and double glazed accommodation comprises to the ground floor lounge, dining room, kitchen and shower room and to the first floor two double bedrooms and bathroom and stands with a courtyard garden to rear. This lovely home would ideally suit the first time buyer and we highly recommend an internal viewing.

### DETAILED ACCOMMODATION

Sealed double glazed door leading to;

#### LOUNGE

13' 2" x 10' 6" (4.01m x 3.20m) UPVC sealed double glazed bay window to front aspect, stripped paneled flooring, feature cast iron, patterned tiled and hardwood fire surround, ornate coving, alcove shelving, radiator.

#### DINING ROOM

11' 5" x 10' 6" (3.48m x 3.20m) Understairs recess, UPVC sealed double glazed window, enclosed stairs leading to first floor accommodation, radiator, feature cast iron and patterned tiled fire surround.

### KITCHEN

12' 6" x 5' 6" (3.81m x 1.68m) Comprising circular stainless steel sink unit with mixer tap over, matching base units with butcher block work surfaces over, drawers and cupboards under, integrated dishwasher, UPVC sealed double glazed window, wall mounted gas boiler, door to rear garden.

### SHOWER ROOM

8' 0" x 5' 1" (2.44m x 1.55m) Two piece suite comprising tiled shower cubicle and low level WC, radiator, UPVC sealed double glazed window.

### FIRST FLOOR LANDING





## BEDROOM 1

11' 4" x 10' 6" (3.45m x 3.20m) Radiator, UPVC sealed double glazed window, access to loft space.

## BEDROOM 2

11' 4" x 10' 6" (3.45m x 3.20m) Radiator, UPVC sealed double glazed window, over stairs cupboard.

## BATHROOM (off bedroom)

9' 0" x 5' 8" (2.74m x 1.73m) Three piece suite comprising paneled bath with shower over, tiled splash back, Vanity sink unit and low level WC, radiator, UPVC sealed double glazed window.

## OUTSIDE

Patio forecourt garden to front, courtyard garden 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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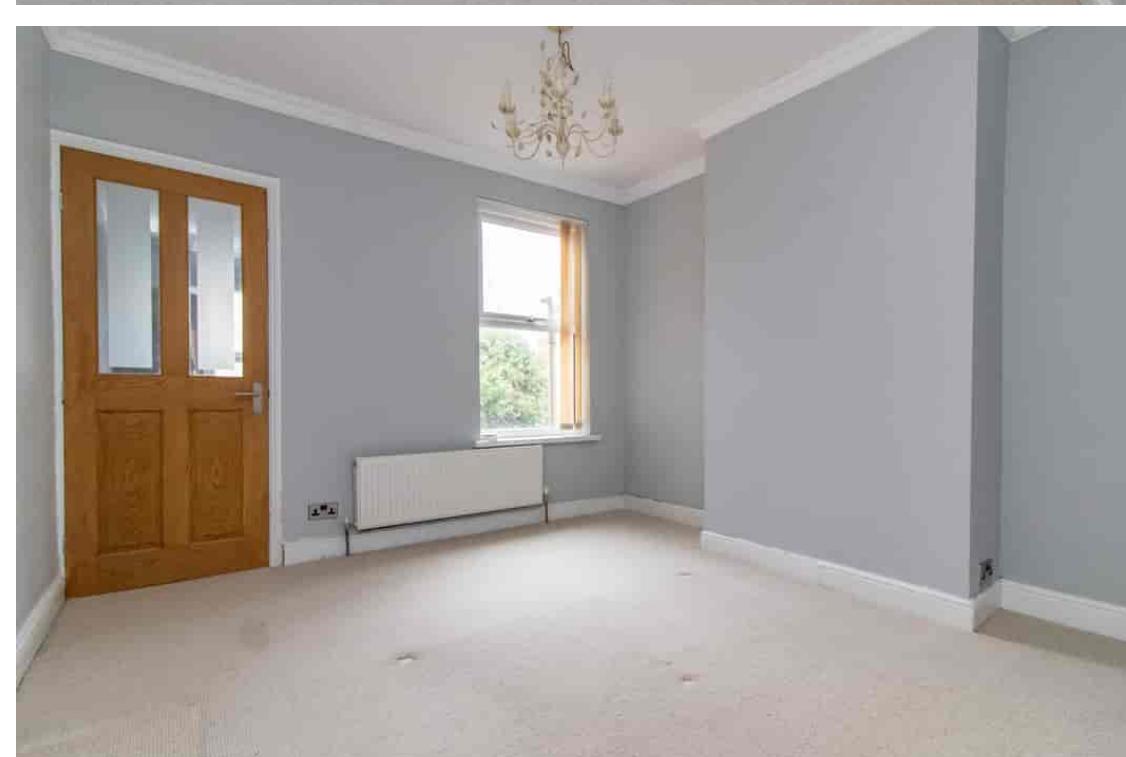
## COUNCIL TAX BAND

Leicester City B

## IMPORTANT INFORMATION

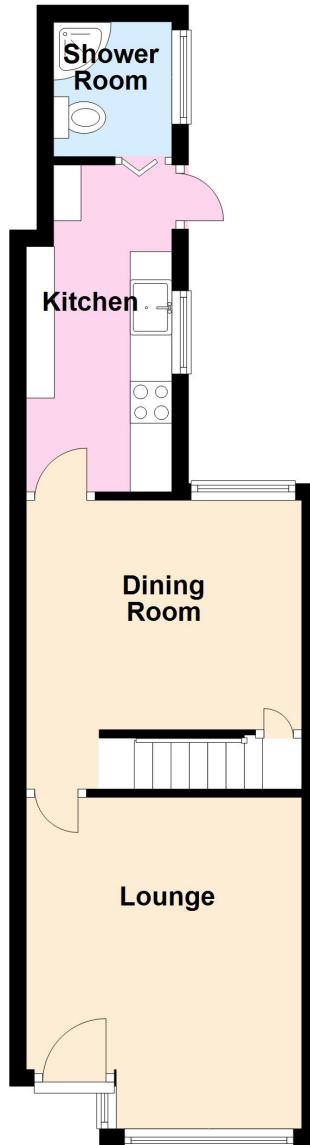
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or 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.



## Ground Floor

Approx. 33.4 sq. metres (359.1 sq. feet)



## First Floor

Approx. 28.9 sq. metres (311.5 sq. feet)



Total area: approx. 62.3 sq. metres (670.6 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



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