



128 Lansdowne Road, Leicester LE28AR

MOORE
& YORK



Property at a glance:

- Recently Refurbished Terraced Home
- Newly Fitted Kitchen & Bathroom
- New Floorings, Carpets & Decoration throughout
- No Upward Chain
- Walking Distance Local Facilities
- Two Double Bedrooms
- Viewing Essential
- Ideal Buy To Let or First Time Buy

Guide Price £174,950 Freehold



Beautifully presented Victorian terraced home which has undergone an extensive range of improvements by the present owner to include newly fitted kitchen with integrated appliances and bathroom, new flooring and redecoration throughout and new central heating boiler and the double glazed accommodation briefly comprises to the ground floor two receptions and luxury kitchen and to the first floor two double bedrooms and newly fitted bathroom and stands with enclosed garden to rear and small forecourt to front. This lovely home is being sold with no upward chain and would ideally suit the investment and first time buyer alike and we highly recommend an internal viewing.

DETAILED ACCOMMODATION

Hardwood and glazed door leading to;

LOUNGE

11' 10" x 10' 7" (3.61m x 3.23m) Radiator, UPVC sealed double glazed window, meters cupboard, cast iron and hardwood fire surround.

DINING ROOM

11' 10" x 10' 10" (3.61m x 3.30m) Radiator, UPVC sealed double glazed window, enclosed stairs to first floor accommodation.

KITCHEN

8' 11" x 7' 3" (2.72m x 2.21m) Newly fitted in a range of soft close units comprising sink unit with cupboard under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood, tiled splash backs, plumbing for washing machine, integrated fridge, UPVC sealed double glazed window, door to rear aspect.

FIRST FLOOR LANDING

BEDROOM 1

11' 10" x 10' 4" (3.61m x 3.15m) Radiator, UPVC sealed double glazed window.





BEDROOM 2

11' 10" x 7' 5" (3.61m x 2.26m) Radiator, UPVC sealed double glazed window, over stairs cupboard.

BATHROOM

9' 1" x 7' 5" (2.77m x 2.26m) Three piece newly fitted suite comprising panelled bath with shower over, vanity sink with soft close cupboards under and low level WC, fitted cupboard housing newly installed central heating boiler.

OUTSIDE

Enclosed flagstone patio garden to rear and small forecourt garden to front.

VIEWING

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

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.

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.

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.

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

TENURE

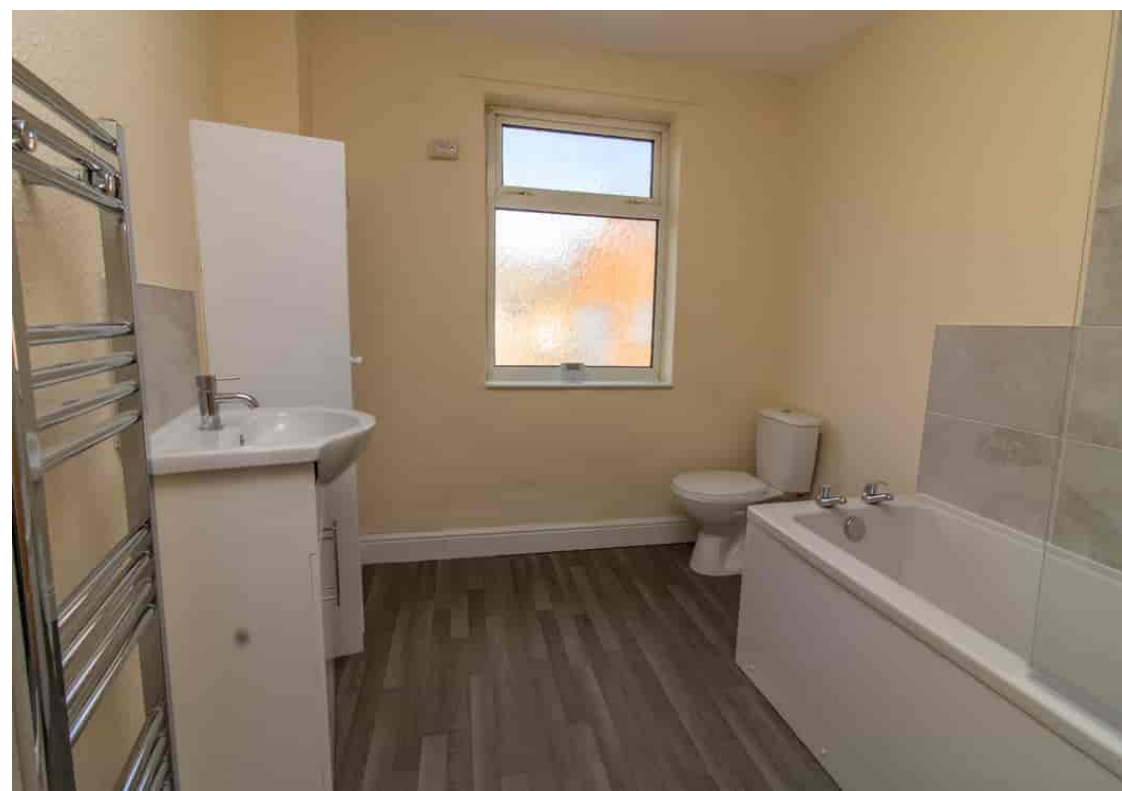
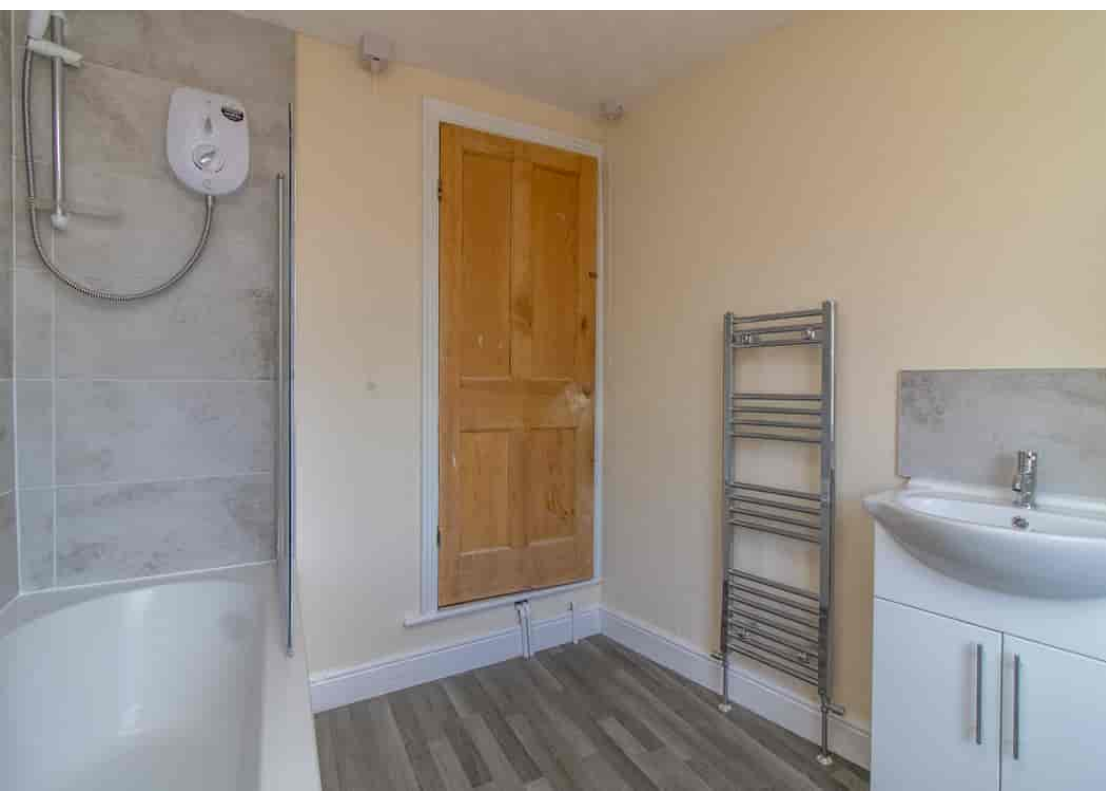
Freehold

COUNCIL TAX BAND

Leicester A

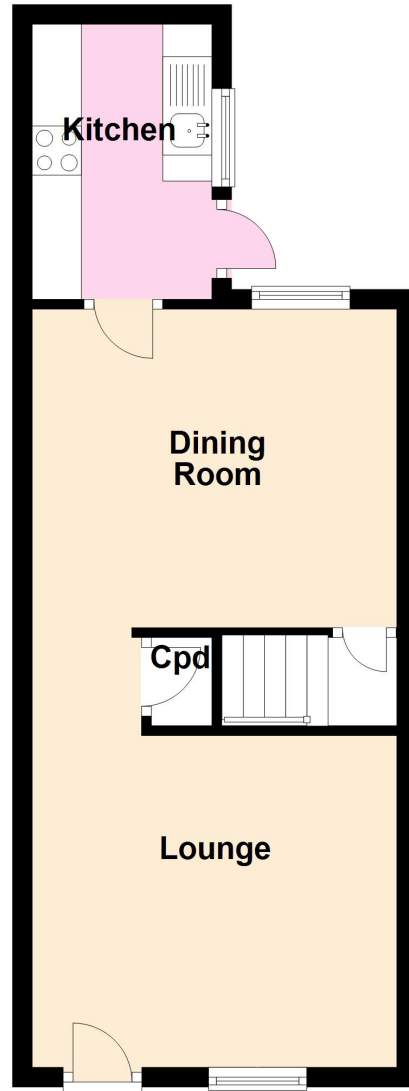
EPC RATING

TBC



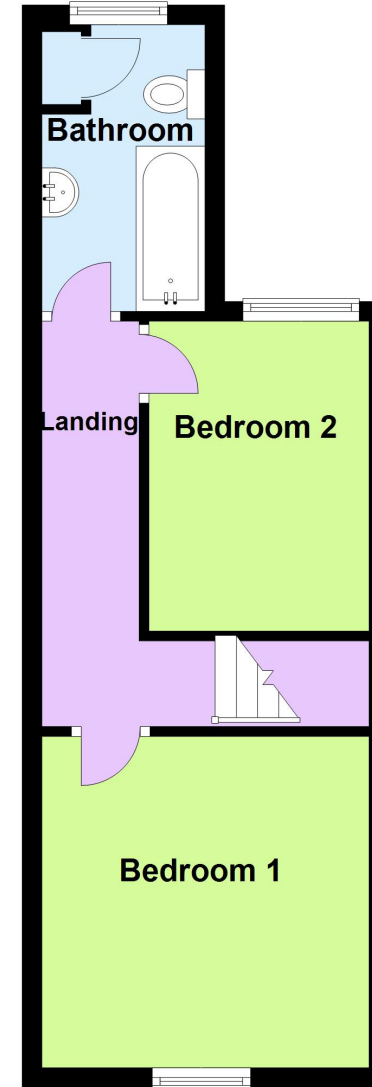
Ground Floor

Approx. 33.9 sq. metres (364.9 sq. feet)



First Floor

Approx. 30.3 sq. metres (325.9 sq. feet)



Total area: approx. 64.2 sq. metres (690.7 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

