



150 Harrow Road, Leicester LE30JX

MOORE  
& YORK



### Property at a glance:

- Victorian Character Terraced Home
- Two Double Bedrooms
- Two Reception Rooms & Kitchen
- Four Piece Bathroom
- No Upward Chain
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- Easy Access City Centre & DMU
- Ideal Buy To Let or First Time Buy

Guide Price £175,000 Freehold



Victorian character terraced Villa style home situated in this popular location offering easy access to the extensive range of facilities offered by Narborough Road and West End and within a short drive of DMU, the popular Fosse Park Retail park & Everards Meadows and the M1/M69 road junction providing excellent transport links. The property is being sold with no upward chain and the centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, lounge, dining room, kitchen and lobby with recess WC and to the first floor two double bedrooms and a four piece bathroom and stands small forecourt garden to front and decked seating area to rear. The property would ideally suit the first time and investment buyer alike and we recommend a early viewing.

#### DETAILED ACCOMMODATION

UPVC sealed double glazed door with original storm arch leading to:

#### ENTRANCE HALL

Radiator, original patterned tiled flooring, ornate coving, under stairs cupboard

#### LOUNGE

14' 7" x 10' 0" (4.45m x 3.05m) UPVC sealed double glazed bay window, display fire and surround, ornate coving, picture rail.



#### DINING ROOM

13' 2" x 11' 3" (4.01m x 3.43m) Enclosed stairs to first floor accommodation, radiator, traditional tiled fire surround, UPVC sealed double glazed window, ornate coving, picture rail.

#### KITCHEN

12' 6" x 7' 6" (3.81m x 2.29m) Comprising one and a half bowl sink unit with cupboard under, work surface with drawers and cupboards under, quarry tile flooring, wall mounted gas boiler, original stripped cupboard, radiator, UPVC sealed double glazed window.

#### OUTER LOBBY

Door the rear garden, recess with WC





## FIRST FLOOR LANDING

Radiator, access to loft with pull down ladder.

## BEDROOM 1

13' 2" x 12' 3" (4.01m x 3.73m) Radiator, UPVC sealed double glazed bay window.

## BEDROOM 2

11' 3" x 10' 3" (3.43m x 3.12m) Radiator, UPVC sealed double glazed window, over stairs cupboard.

## BATHROOM

13' 4" x 7' 3" (4.06m x 2.21m) Dual aspect UPVC sealed double glazed window, tiled shower cubicle, panelled bath, pedestal wash hand basin and low level WC, heated towel rail.

## OUTSIDE

Small forecourt garden to front and decked and covered seating area to rear and brick built outhouse, block paved patio area and gated access to side.

## 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 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

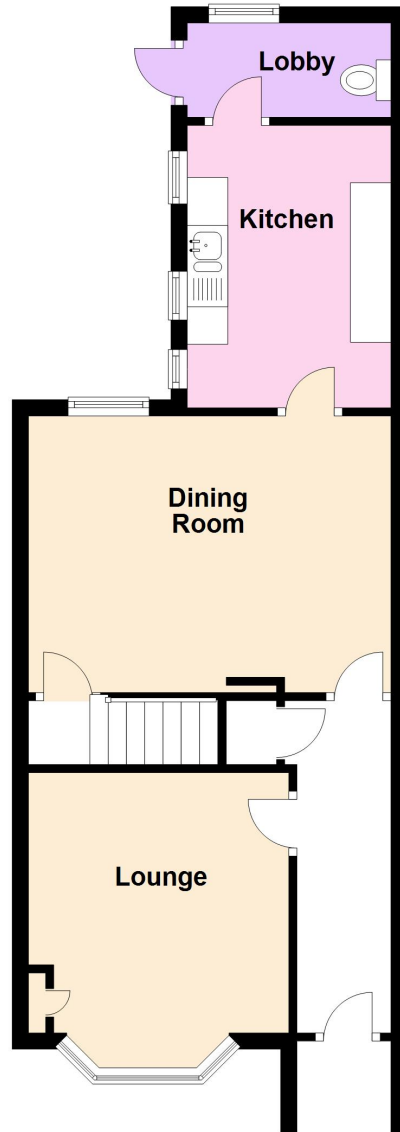
### **EPC RATING**

TBC



### Ground Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



### First Floor

Approx. 41.7 sq. metres (448.8 sq. feet)



Total area: approx. 89.3 sq. metres (961.1 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 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

