



57 Cambridge Street, Leicester LE30JQ

MOORE  
& YORK



### Property at a glance:

- Double Bay Fronted Terrace
- Two Double Bedrooms
- No Upward Chain
- Two Reception Rooms & Kitchen
- Walking Distance Local Facilities
- Short Drive DMU, LRI & Railway Station
- Ideal Investment & FTB

£160,000 Freehold



Double bay window Victorian terraced home situated within walking distance of the excellent facilities of Narborough Road and West End and within a short drive of De-Montfort University, LRI, Leicester City Centre and the main Leicester Railway. The property benefits from original features, gas heating and a new roof and the well planned accommodation comprises to the ground floor lounge with bay window, dining room and kitchen and to the first floor two double bedrooms and bathroom. The property would ideally suit the investment and first time buyer alike and we recommend a early viewing.

### DETAILED ACCOMMODATION

Hardwood door leading to

#### LOUNGE

14' 6" x 11' 4" (4.42m x 3.45m) UPVC sealed double glazed bay window to front aspect, radiator, meters cupboard, stripped panelled flooring, fire recess with hardwood surround.

#### DINING ROOM

12' 2" x 11' 4" (3.71m x 3.45m) Under stairs cupboard, radiator, sash window, enclosed stairs leading to first floor accommodation, stripped panelled flooring

#### KITCHEN

13' 5" x 6' 3" (4.09m x 1.91m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over, tiled splash backs, plumbing for washing machine, door to rear garden

### FIRST FLOOR LANDING

#### BEDROOM 1

15' 1" x 12' 3" (4.60m x 3.73m) UPVC sealed double glazed bay window to front aspect, radiator, cast iron and hardwood fire surround

#### BEDROOM 2

12' 2" x 10' 0" (3.71m x 3.05m) Radiator, sash window, cast iron and hardwood fire surround, over stairs cupboard with access to loft

#### BATHROOM

13' 5" x 6' 3" (4.09m x 1.91m) Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, radiator

#### OUTSIDE

Forecourt garden to front and patio garden to rear with brick built outhouse



## SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, windows are partially 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.

## TENURE

Freehold

## COUNCIL TAX BAND

Leicester A

## 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.

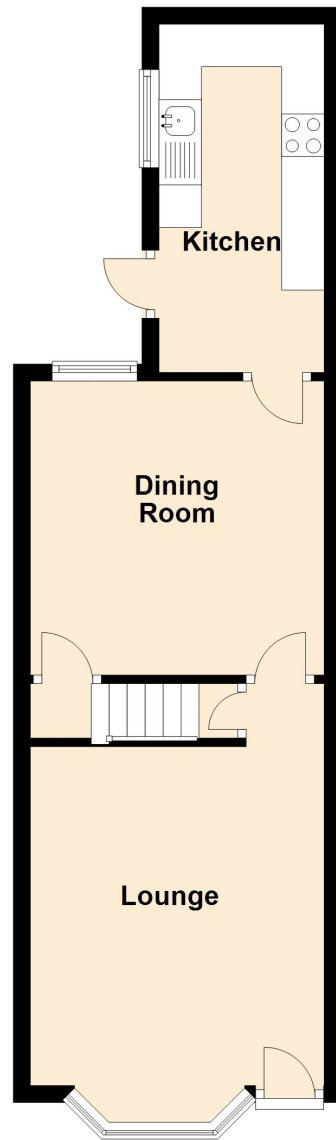
## IMPORTANT INFORMATION

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.



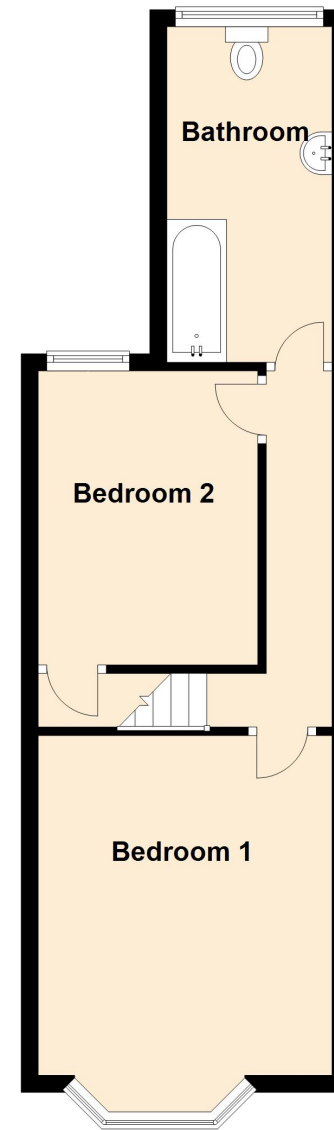
### Ground Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



### First Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



Total area: approx. 73.7 sq. metres (793.3 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

