



27 Tudor Road, Leicester LE35JF

MOORE
& YORK



Property at a glance:

- Larger Than Average Terraced
- Three Bedrooms & Loft Room
- Gas Central Heating & D\G
- Two Receptions & Kitchen/Breakfast Room
- Utility and Ground Floor WC
- No Upward Chain
- Easy Access Local Facilities

£195,000 Freehold



Larger than average four bedroom Victorian terraced home situated within walking distance of the Leicester City Centre, the extensive facilities of West End and Narborough Road and the DeMonfort University. The property is being sold with no upward chain and the well planned accommodation briefly comprises to the ground floor entrance hall, lounge, dining room, kitchen/breakfast room, under stairs WC and utility room and to the first floor three bedrooms and bathroom with further bedroom to loft conversion. The property would ideally suit the first time buyer and investment purchaser alike and must be viewed to appreciate the size of accommodation provided

DETAILED ACCOMMODATION

Hardwood and glazed door leading to

ENTRANCE HALL

DINING ROOM

11' 0" x 10' 6" (3.35m x 3.20m) Cast iron fire surround, UPVC sealed double glazed window, radiator, meter cupboard

UNDER STAIRS WC

Low level WC and wash hand basin



LOUNGE

13' 9" x 11' 0" (4.19m x 3.35m) Radiator, UPVC sealed double glazed window, wall mounted gas fire, enclosed stairs leading to first floor accommodation.

KITCHEN/BREAKFAST ROOM

14' 6" x 7' 11" (4.42m x 2.41m) 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, radiator, UPVC sealed double glazed window, tiled splash backs.





UTILITY ROOM

Comprising sink unit with cupboards under, plumbing for automatic washing machine, wall mounted gas boiler, door to rear aspect, UPVC sealed double glazed window, tiled splash backs.

FIRST FLOOR LANDING

Stairs leading to loft bedroom, airing cupboard

BEDROOM ONE

15' 4" x 11' 0" max narrowing to 8" (4.67m x 3.35m) Radiator, UPVC sealed double glazed window, over stairs cupboard.

BEDROOM TWO

12' 3" x 11' 11" (3.73m x 3.63m) Radiator, UPVC sealed double glazed window.

BEDROOM THREE

8' 0" x 7' 10" (2.44m x 2.39m) Radiator, UPVC sealed double glazed window.

BATHROOM

7' 1" x 4' 10" (2.16m x 1.47m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

LOFT BEDROOM

20' 11" x 14' 6" (6.38m x 4.42m) UPVC sealed double glazed window, exposed brick chimney breast, central over stairs boxing.

OUTSIDE

Patio sitting area to rear

SERVICES

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

TENURE

Freehold

COUNCIL TAX BAND

Leicester B

FLOOR PLANS

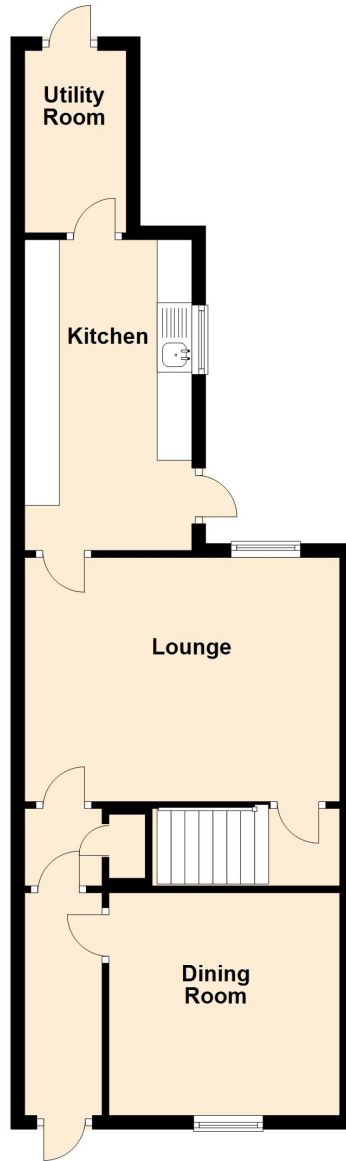
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.

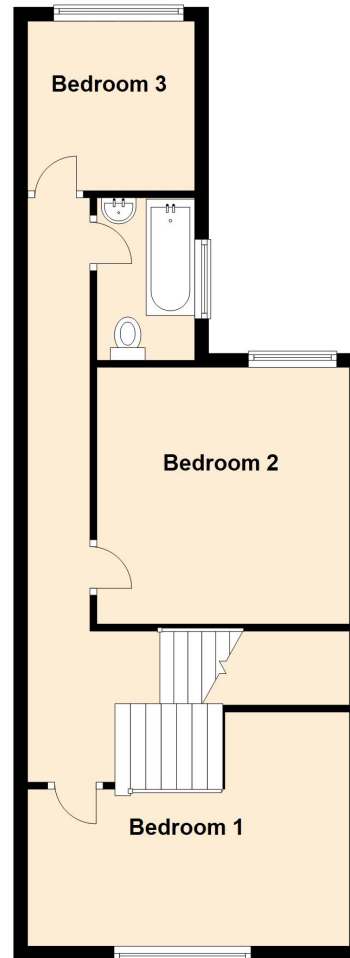
Ground Floor

Approx. 51.6 sq. metres (555.0 sq. feet)



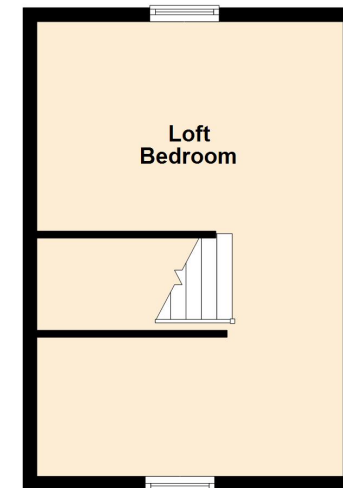
First Floor

Approx. 50.8 sq. metres (546.4 sq. feet)



Second Floor

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



Total area: approx. 131.3 sq. metres (1412.9 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

