



115 Howard Road, Leicester LE21XP

MOORE
& YORK



Property at a glance:

- Victorian Mid Terrace
- Extended Accommodation
- Entrance Hall & Two Receptions
- Three Bedrooms
- Family bathroom
- Additional W/C to First Floor
- Retaining Many Original Features
- Courtyard Garden to Rear
- Gas Central Heating and Double Glazing
- No Onward Chain

Asking Price £240,000 Freehold



Nestled in the heart of Clarendon Park, this beautifully extended Victorian terrace offers a fantastic opportunity for first-time buyers and investors alike. Boasting character and space, this home features two inviting reception rooms. The well-appointed kitchen leads to a convenient ground-floor bathroom, while upstairs, you'll find three generously sized bedrooms and an additional WC. Outside, the low-maintenance rear courtyard garden provides a private outdoor retreat. Situated in a highly desirable location, this property is just a short distance from local shops, cafes, and excellent transport links. Contact us today to arrange a viewing.

DETAILED ACCOMMODATION

ENTRANCE HALL

Entered by a composite style entrance door with Encaustic Victorian style floor tiles, access to:

LOUNGE

10' 6" x 12' 0" (3.20m x 3.66m)
UPVC double glazed window to front aspect, stripped wooden flooring and original style door, original style feature fireplace and hearth. T.v and telephone point. Double radiator.

DINING ROOM

13' 8" x 11' 11" (4.17m x 3.63m)
UPVC double glazed window to rear aspect, double radiator, feature open fireplace with exposed brickwork, wooden surround and Victorian style quarry tile hearth, in built storage cupboard with original style doors, original style door stairs giving access to first floor. original style door giving access to kitchen.

KITCHEN

6' 06" x 12' 06" (1.98m x 3.81m)
Fitted with a matching range of base and eye level units and draw storage, work surface over, integrated Stainless steel sink and drainer, space for washing machine, fridge and cooker, Wall mounted combination boiler, three UPVC double glazed windows to side aspect, original style Victorian quarry floor tiling.





LOBBY

Space for Fridge freezer. UPVC double glazed door to side aspect giving access to the rear courtyard garden. Original style Victorian quarry floor tiling. Access to:

BATHROOM

5' 10" x 6' 06" (1.78m x 1.98m)
Fitted with a Victorian style white suite, comprising low level w/c, pedestal wash hand basin, panelled bath with glazed shower screen and mixer shower over, part tiled wall, Original Victorian quarry floor tiling, UPVC double glazed opaque window to side aspect and original style door.

FIRST FLOOR LANDING

Loft access. Access to:

BEDROOM 1

12' 0" x 11' 11" (3.66m x 3.63m)
With UPVC double gazed window to front aspect, single radiator, original style feature fireplace, stripped wooden flooring and original style door and built in storage cupboard.

BEDROOM 2

11' 11" x 10' 06" (3.63m x 3.20m)
UPVC double glazed window to rear aspect, single radiator, original style feature fireplace, Stripped wooden flooring and original style door.

CLOAKROOM/WC

With Low level W/c, pedestal wash hand basin and wall mounted extractor.

BEDROOM 3

7' 01" x 8' 4" (2.16m x 2.54m)
with UPVC double glazed window to rear aspect and single radiator.

OUTSIDE

To rear the property benefits from a walled courtyard area with slabbed and reclaim brick paving and rear gated access to a shared pedestrian walk way.

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.

EPC RATING

TBC

TENURE

Freehold

COUNCIL TAX BAND

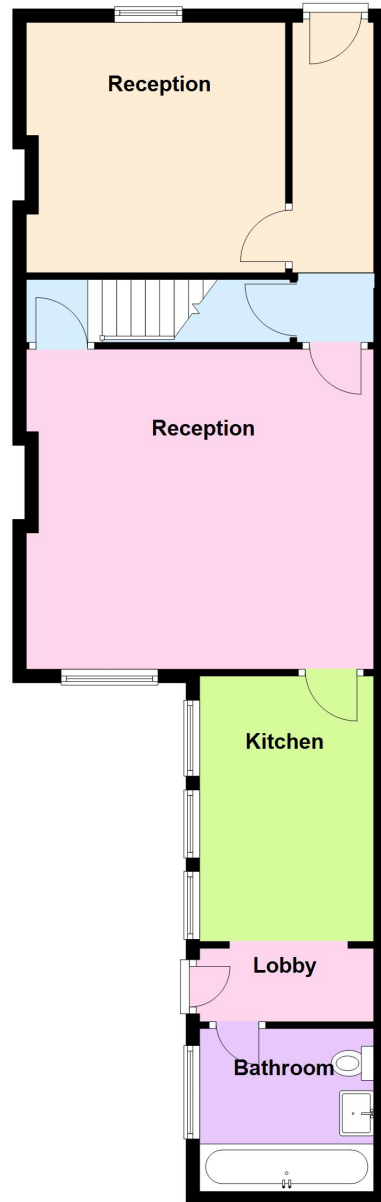
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IMPORTANT INFORMATION

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



First Floor



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

