



271 Tudor Road, Leicester, LE3 5JJ

- Victorian Mid-Terraced House
- Through Lounge\Dining Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom with White Suite
- Patio Rear Yard

'INVESTMENT OPPORTUNITY' this Victorian, traditionally styled, brick built, flush fronted, mid-terraced house is situated within walking distance of the City centre and offers gas centrally heated, sealed unit double glazed accommodation with through lounge\dining room, fitted kitchen, two first floor bedrooms and bathroom with three-piece white suite, together with on-street parking and a fenced rear yard with flagged and gravelled patio areas. EPC D.

Offers in excess of £125,000

GENERAL INFORMATION:

Tudor Road is located in a suburb situated to the west of Leicester's City centre and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment and all the excellent amenities therein including the High Cross shopping centre, as well as Junction 21 of the M1\M69 motorway network for travel north, south and west, and the adjoining Fosse Park and Meridian shopping, entertainment, retail and business centres.

The combined suburbs of Westcotes, Newfoundpool and the West End of Leicester offer a fine range of local amenities including excellent shopping for day-to-day needs along Wood Gate, Fosse Road North, Hinckley Road and Narborough Road, as well as a wide range of recreational amenities, a variety of quality bars and restaurants, schooling for all ages and regular bus services to the Leicester City centre.

GENERAL DESCRIPTION:

Situated within walking distance of the City centre, this traditionally styled, brick built, Victorian, flush fronted, mid-terraced house offers accommodation briefly comprising through lounge \dining room, fitted kitchen, two first floor bedrooms and bathroom with three-piece white suite. There is on-street parking available and the property also benefits from a fenced rear yard with flagged and gravelled patio areas.

Ideally suited to First Time Buyers or for investment purposes, the property offers gas centrally heated, sealed unit double glazed accommodation arranged over two floors, as described below:-

DETAILED ACCOMMODATION

ON THE GROUND FLOOR:

THROUGH LOUNGE DINER

Comprising:

FRONT DINING AREA

11'2 x 11'8 (3.40m x 3.56m)

With sealed unit double glazed picture window, central heating radiator, double meter cupboard and coved ceiling with light point. The front dining room is semi open-plan to:



MIDDLE LOUNGE

15'3 x 11'2 (4.65m x 3.40m)

With central heating radiator, sealed unit double glazed rear window, ceiling light point and staircase rising off to first floor. Access off to:



FITTED KITCHEN

12'9 x 6'0 (3.89m x 1.83m)

With units and equipment including one-and-a-half bowl stainless steel sink and drainer unit with hot and cold mixer tap inset to rolled edge worktop with double cupboard and plumbing for automatic washing machine under, two further rolled edge worktops with range of drawers and cupboards under and inset gas cooker comprising oven and four-plate gas hob with three-speed cooker hood over inset to a range of five eye level wall cupboards. Also with tiled floor, wall-mounted 'Baxi' gas fired central heating boiler also supplying domestic hot water, sealed unit double glazed side window and UPVC framed and panelled sealed unit double obscure glazed external side door with cat flap.



ON THE FIRST FLOOR:

STAIRCASE AND LANDING gives access to:

BEDROOM 1 (FRONT)

12'8 x 12'0 (3.86m x 3.66m)

With sealed unit double glazed picture window, central heating radiator and ceiling light point.



BEDROOM 2 (MIDDLE)

9'8 x 12'1 (2.95m x 3.68m)

With sealed unit double glazed rear window, central heating radiator, ceiling light point and built-in store cupboard.



BATHROOM (REAR)

12'9 x 6'1 (3.89m x 1.85m)

With three-piece white suite comprising low level w.c., pedestal wash hand basin with tiled splashback and panelled bath with 'Bristan' shower unit incorporating flexi hose to sliding track, together with fully tiled surround and fitted shower rail for curtain. Also with vinyl floor covering, central heating radiator, sealed unit double obscure glazed rear window, ceiling light point and built-in shelved airing cupboard housing lagged hot water cylinder, together with matching over cupboard.



OUTSIDE:

The property has direct pavement access from Tudor Road. On-street parking is available.

REAR YARD

The property enjoys a shared side entry to a fenced rear yard with flagged and gravelled patio areas.



SERVICES:

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with sealed units.

FIXTURES AND FITTINGS:

All fixtures and fittings mentioned in the sales particulars are included in the sale.

VIEWING:

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

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.

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.

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. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.





For illustrative purposes only. Not to Scale. Plan indicates property layout only.
Made with Metropix (2010)

Directions

Proceed out of the Leicester City centre in a westerly direction from West Bridge along St. Augustine's Road (the A47) and just before the junction with King Richard's Road, turn right at the traffic light junction onto Tudor Road. Continue along Tudor Road where the property can be identified by the agents for sale board.

Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

Contact us on

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