



## 60 Warwick Street, Off Tudor Road, LE3 5SD

- Victorian Mid-Terraced House
- In Good Order Throughout
- Open-plan Lounge\Dining Room
- Two Bedrooms & Bathroom
- Ideal First Time Buy
- Suitable for Investment

A well presented, Victorian terraced home situated within close proximity of local amenities and with easy access to the Leicester City centre. The gas centrally heated accommodation briefly comprises an open-plan lounge/dining room and kitchen to the ground floor, with two first floor bedrooms and bathroom with four-piece suite. The property is being sold with no upward chain and benefits from double glazing and would ideally suit both the First Time Buyer and investment purchaser alike and an early viewing is recommended. EPC TBC.

**Asking price £140,000**

## GENERAL INFORMATION:

The convenient suburb of Newfoundpool, which is located to the west of Leicester's City centre, is well known for its popularity in terms of convenience for ease of access to the aforementioned centre of employment and all the excellent amenities therein, 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.

Newfoundpool and the West End of Leicester also offer a good range of local amenities including shopping for day-to-day needs, schooling for all ages, recreational amenities and regular bus services to the City centre with its excellent new shopping facilities at High Cross and The Shires.

## GENERAL DESCRIPTION:

Ideally suited to First Time Buyers or for investment purposes, this Victorian mid-terraced house offers well presented accommodation briefly comprising an open-plan lounge/dining room and kitchen to the ground floor. To the first floor are two bedrooms and a bathroom with four-piece suite. The property also benefits from a part walled rear garden with paved patio area.

The gas centrally heated, UPVC sealed unit double glazed accommodation is arranged over two floors, as described below:-

## DETAILED ACCOMMODATION

### ON THE GROUND FLOOR:

Two steps up to hardwood framed and panelled front entrance door with glazed inset and overlight providing access to:

## OPEN-PLAN LOUNGE\DINING ROOM

26'5 x 10'6 (8.05m x 3.20m)

Comprising:



### LOUNGE AREA

With UPVC sealed unit double glazed window to front aspect, central heating radiator, wooden floor, recessed fireplace with raised hearth and shelf over, fitted double meter cupboard, wall light point and central staircase rising off to first floor. The lounge is open-plan to:



## DINING AREA

With wooden floor, recessed fireplace with raised hearth and shelf over, TV point, UPVC sealed unit double glazed window to rear aspect, central heating radiator and wall light point. Archway to:



## FITTED KITCHEN

12'2 x 6'3 (3.71m x 1.91m)

With single bowl stainless steel sink and drainer unit with hot and cold mixer tap, cupboards, utility space and plumbing for washing machine under, matching range of base units with rolled edge work surface over, drawers and cupboards under, together with complimentary range of eye level wall-mounted cupboard units over. Appliances include built-under single electric oven with four-piece gas hob, tiled splashback and extractor canopy over. Also with tiled floor, UPVC sealed unit double glazed window, wall-mounted gas fired central heating boiler also supplying domestic hot water and UPVC framed and panelled part sealed unit double glazed external door.



## ON THE FIRST FLOOR:

STAIRCASE AND LANDING with central heating radiator and access to loft space, leads to:

## BEDROOM 1

11'11 x 11'2 (3.63m x 3.40m)

With UPVC sealed unit double glazed window, central heating radiator and built-in cupboard.

## BEDROOM 2

11'10 x 9'1 (3.61m x 2.77m)

With UPVC sealed unit double glazed window and central heating radiator.

## BATHROOM

12'3 x 6'5 (3.73m x 1.96m)

With four-piece white suite comprising panelled bath, low level w.c., pedestal wash hand basin and fully tiled shower cubicle with glazed shower door. Also with part tiled walls, central heating radiator, UPVC sealed unit double obscure glazed window fitted with blind and shelved airing cupboard housing wall-mounted gas fired combination boiler also supplying domestic hot water.



## **OUTSIDE:**

The property has direct pavement access from Warwick Street. On-street parking is available.

## **REAR GARDEN**

Shared gated access to side leads through to the rear garden which has part walled\part fenced surrounds and features a paved patio area and a timber garden shed.



## **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 UPVC 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:**

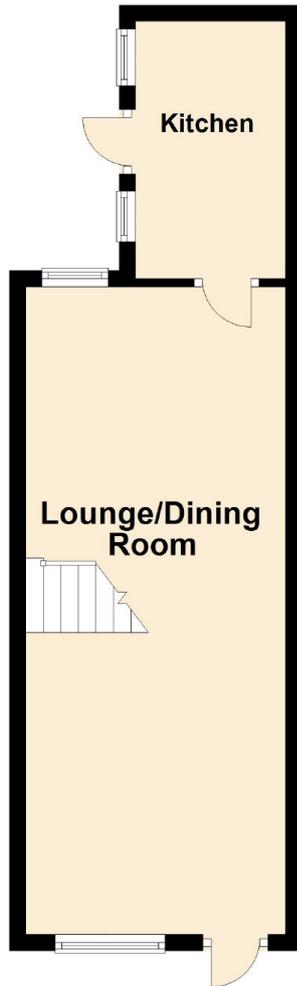
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.

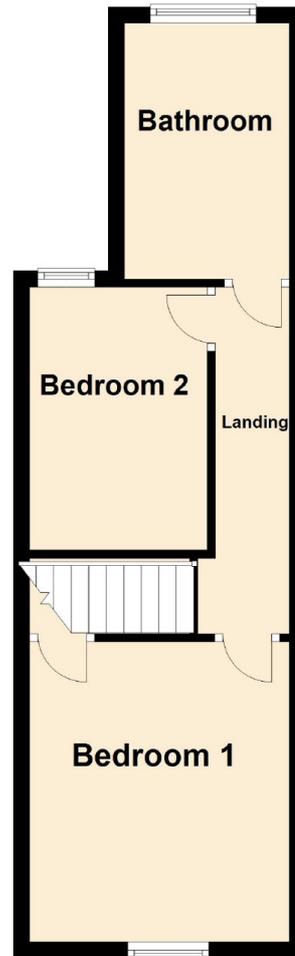
Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.



**Ground Floor**



**First Floor**



### 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, eventually turning left into Warwick Street 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

44 Granby Street, Leicester, Leicestershire, LE1 1DH

**Tel:** 0116 255 8666

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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



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