



9 Noel Street, Leicester LE30DS

MOORE
& YORK



Property at a glance:

- Beautifully Presented End Bay Window Terrace Home
- Perfect First Buy
- Light & Airy Accommodation Throughout
- Two Receptions & Well Fitted Kitchen
- Two Double Bedroom & Four Piece Bathroom
- Walking Distance City Centre, Train station and DMU
- Viewing A Must

£195,000 Freehold



Beautifully presented larger than average Victorian bay window end terraced home situated within walking distance of local shopping facilities and within a short walk of the Leicester City Centre and DeMontfort University. This lovely home has been maintained with great care and attention to provide light and airy accommodation throughout comprising to the ground floor lounge, dining room, well fitted kitchen with a generous range of units and integrated appliances and to the first floor two double bedrooms and a luxury four piece bathroom. The property benefits from double glazing and gas heating and stands with nicely designed south facing garden area to rear providing a lovely social area. Rarely do properties of this style and standard come to the market and an internal viewing is essential.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

LOUNGE

14' 0" x 13' 0" (4.27m x 3.96m) Double radiator, UPVC sealed double glazed bay window to front aspect, under stairs cupboard, alcove shelving.

DINING ROOM

13' 0" x 11' 3" (3.96m x 3.43m) Radiator, UPVC sealed double glazed window, enclosed stairs leading to first floor accommodation.

KITCHEN

13' 0" x 7' 5" (3.96m x 2.26m) Nicely fitted in an extensive range units comprising one and a half bowl sink unit with cupboards under, matching base units with Butcher block work surfaces over, deep soft close drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven/grill and five piece gas burner with extractor fan over set in stainless steel hood, integrated dishwasher, fridge/freezer space, plumbing for washing machine,, tumble dryer space, wall mounted gas boiler, UPVC sealed double glazed windows and door to rear garden.

FIRST FLOOR LANDING

Access to loft space.





BEDROOM 1

13' 0" x 12' 8" (3.96m x 3.86m) Radiator, UPVC sealed double glazed bay window.

BEDROOM 2

11' 3" x 9' 11" (3.43m x 3.02m) Radiator, UPVC sealed double glazed window, built in cupboard.

BATHROOM

13' 0" x 7' 5" (3.96m x 2.26m) Luxury four piece suite comprising walk in p-shaped large tiled natural rainwater shower, feature free standing soaker bath with shower attachment, pedestal wash hand basin and low level WC,, tiled flooring, Designer heated towel rail, UPVC sealed double glazed window, matching large half tiled walls.

OUTSIDE

Nicely designed south facing garden providing a lovely social area to rear comprising tiered patio areas with brick raised floral and evergreen beds with timber pagoda and brick built barbeque. Forecourt garden to front with wrought iron dwarf walled frontage.

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

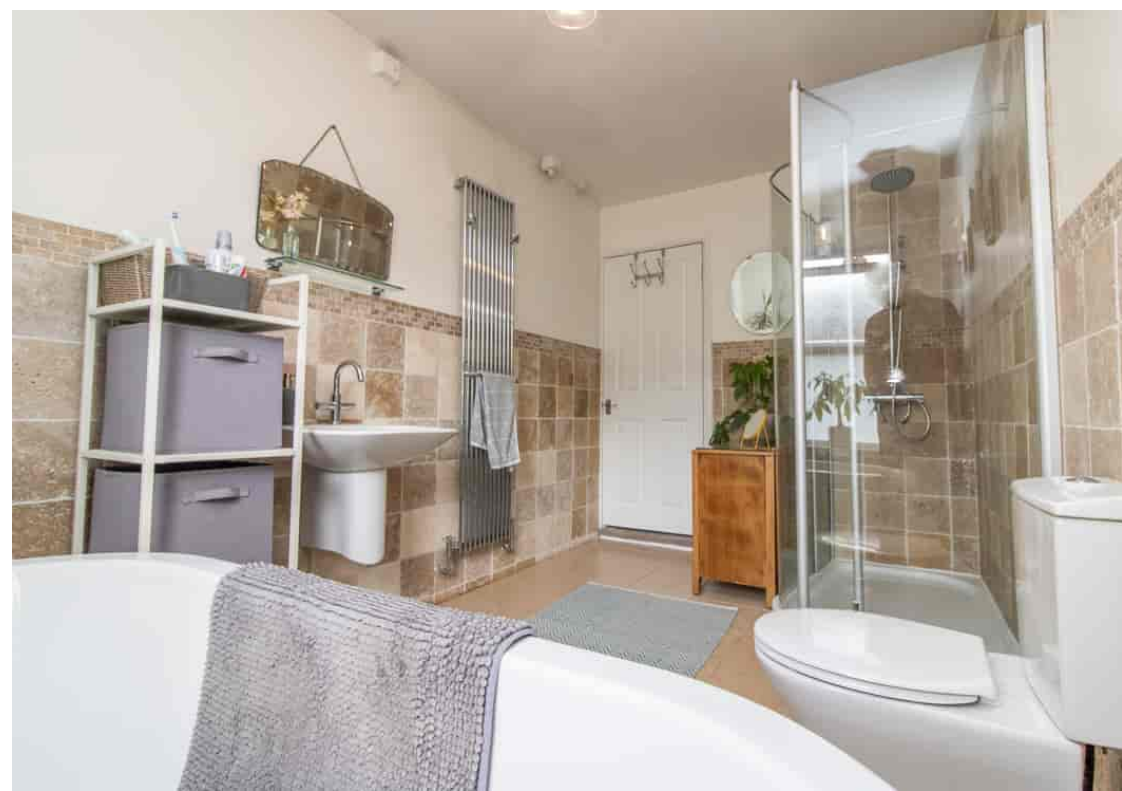
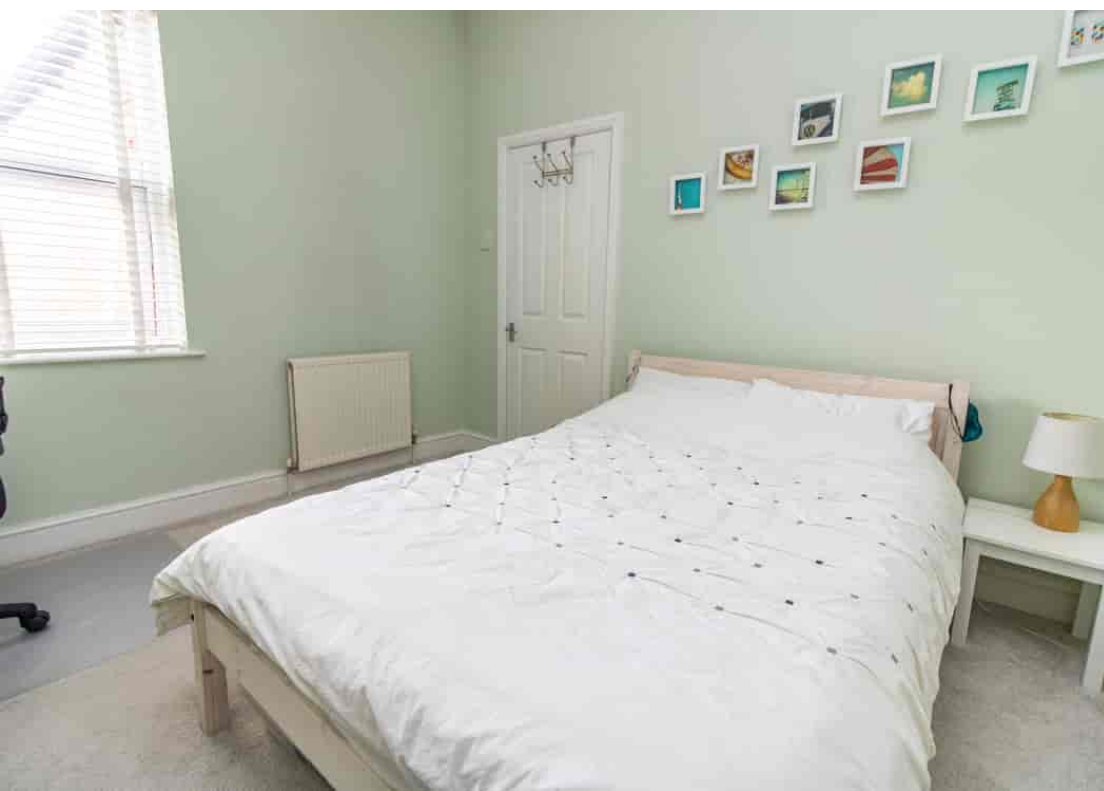
Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

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.

TENURE

Freehold

EPC RATING

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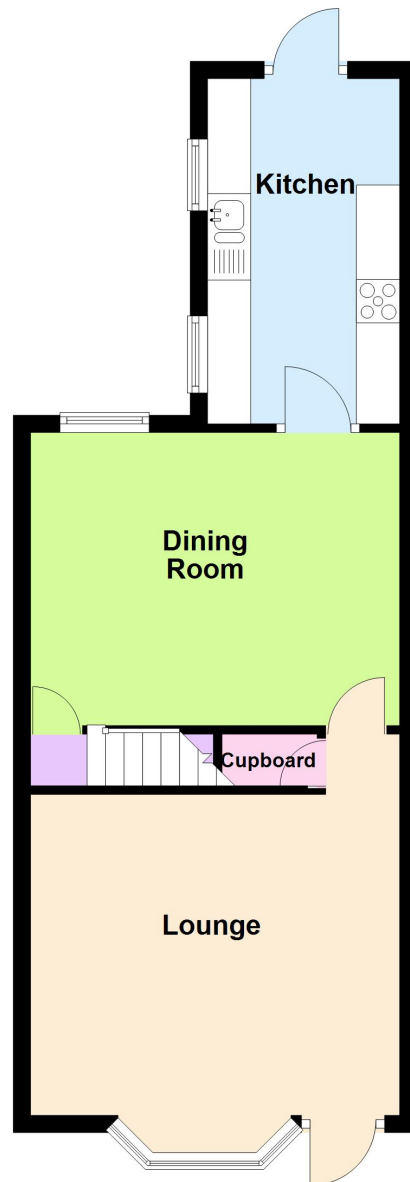
COUNCIL TAX BAND

Leicester City A

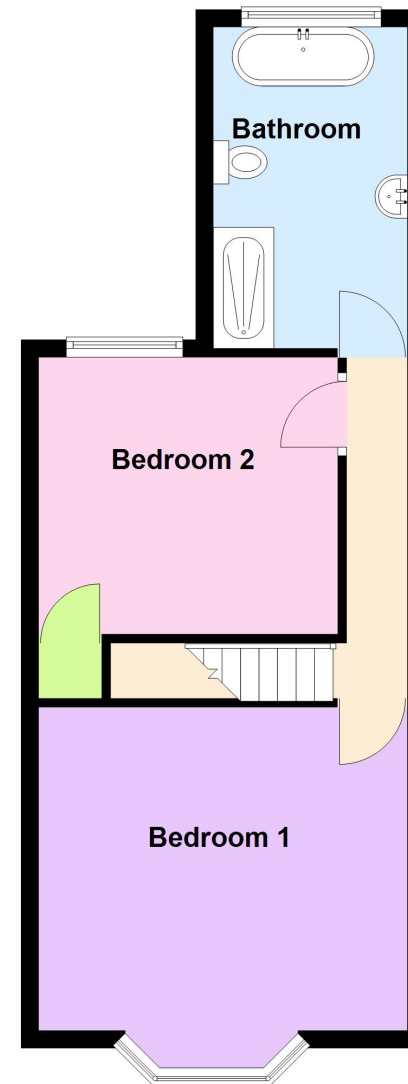
IMPORTANT INFORMATION

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.

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

