



2A Dulverton Road, Leicester
£235,000

MOORE
& YORK



2A Dulverton Road

Leicester, Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Spacious Character Terrace Villa
- Character Features Throughout
- Three Reception Rooms
- Three Double Bedrooms
- Short Drive To DMU, LRI & Railway Station
- Walking Distance To Local Amenities
- Viewing Essential



Detailed Accommodation

Hardwood door leading to;

Entrance Porch

Hardwood and leaded light picture stained glazed door leading to;

Entrance Hall

Feature Minton patterned tiled flooring, radiator, ornate coving, stairwell leading to first floor accommodation.

Lounge

15' 9" x 10' 11" (4.80m x 3.33m)

Bay window to front aspect, feature original cast iron fire surround set in ornate decorated surround with inset patterned tiling and tiled hearth, radiator, ornate coving, picture rail, alcove shelving and draws.

Sitting Room

13' 0" x 10' 11" (3.96m x 3.33m)

Feature original cast iron fire surround set in ornate decorated surround with inset patterned tiling and tiled hearth, radiator, ornate coving, picture rail, under stairs cupboard, UPVC sealed double glazed window.

Dining Room

9' 7" x 9' 2" (2.92m x 2.79m)

Sash window to side aspect, large quarry tiled flooring, radiator, utility cupboard with plumbing for washing machine and housing central heating boiler.

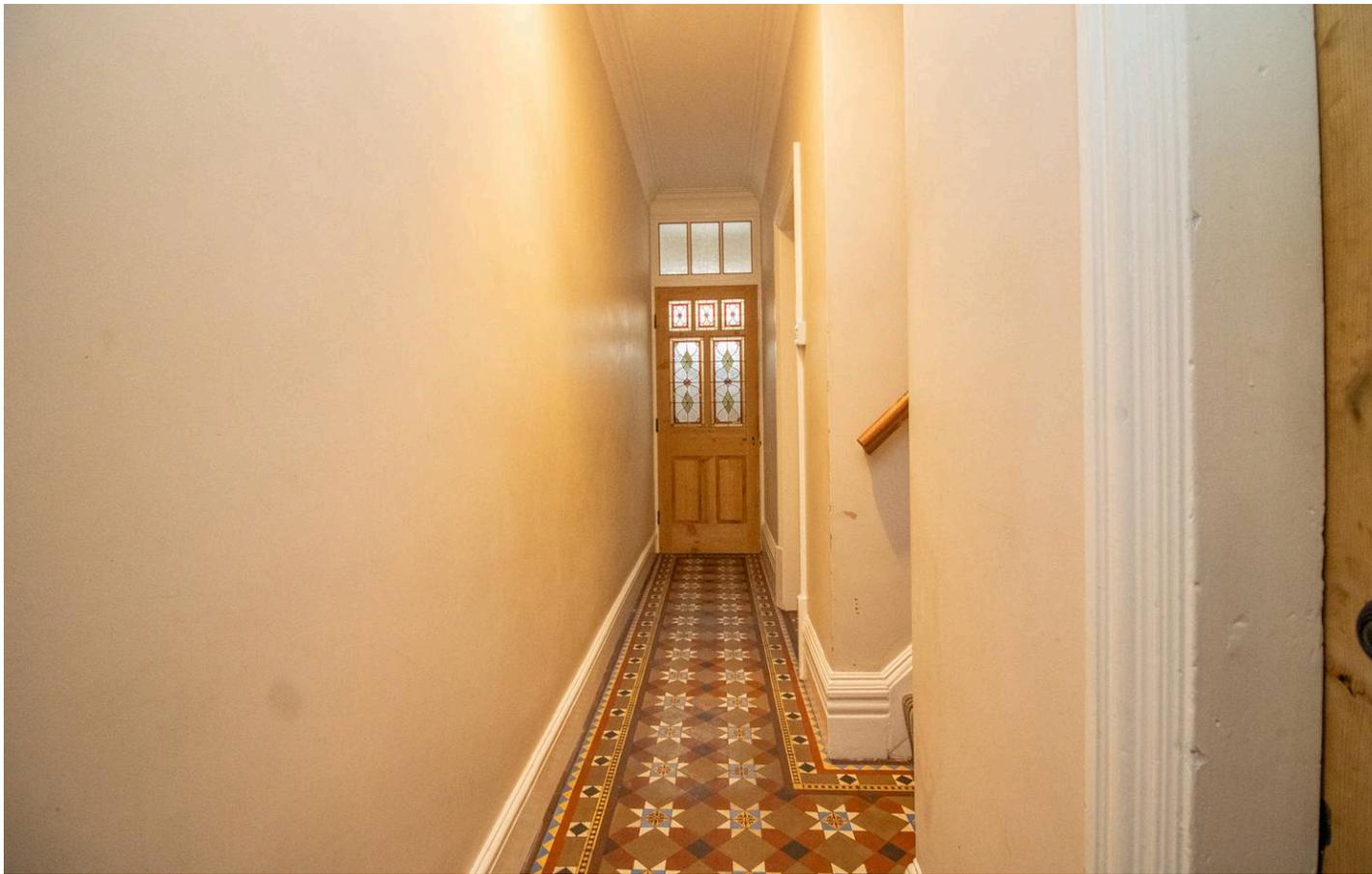
Kitchen/Breakfast Room

15' 8" x 6' 5" (4.78m x 1.96m)

15' 8" x 6' 5" widening to 8'9"(4.78m x 1.96m) Comprising feature Belfast sink set in Butcher block work surface with mixer tap over and draws and cupboards under, base units with work surfaces over, drawers and cupboards under, range cooker space with extractor fan over set in stainless steel hood with matching splash back, wall mounted eye level cupboards, tiled flooring, Velux sealed double glazed windows, fridge/freezer space.



First Floor Landing



Detailed Accomodation

Hardwood door leading to;

Entrance Porch

Hardwood and leaded light picture stained glazed door leading to;

Entrance Hall

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First Floor Landing







GARDEN

Small patio garden to front and tiered garden to rear.

ON STREET

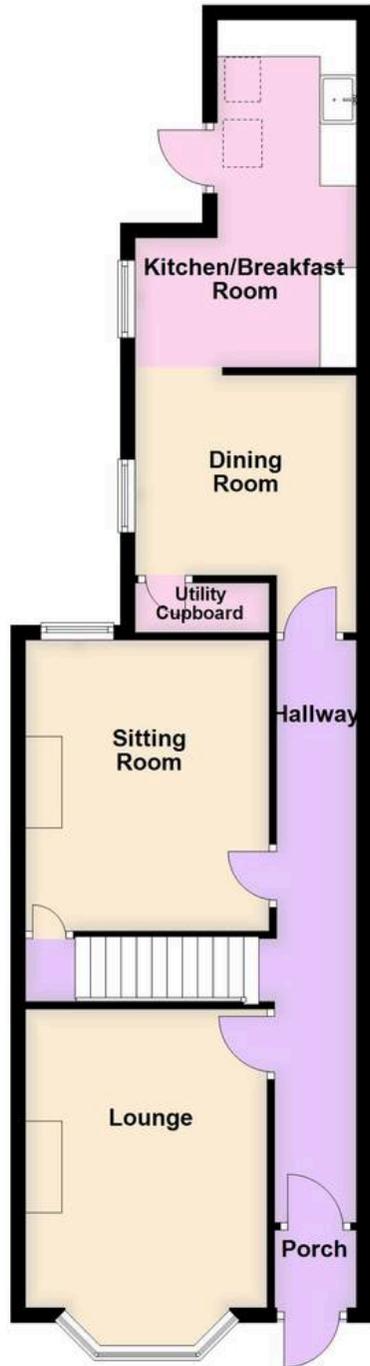
1 Parking Space

On Street Parking is available on the street.



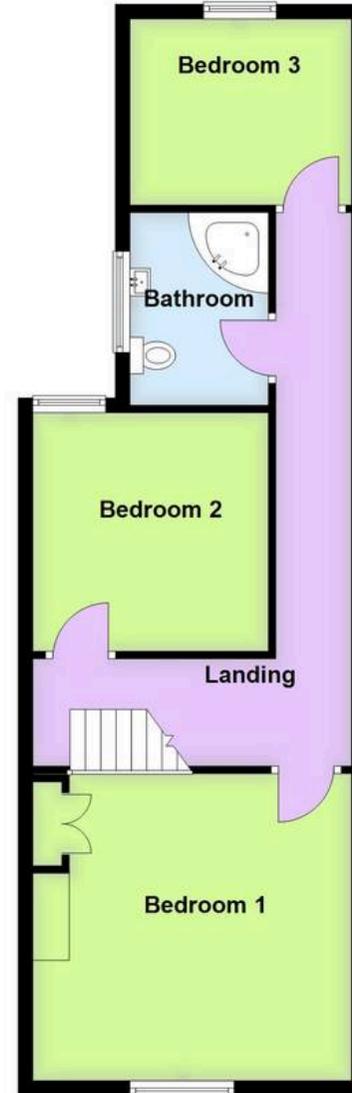
Ground Floor

Approx. 64.1 sq. metres (689.8 sq. feet)



First Floor

Approx. 56.2 sq. metres (604.7 sq. feet)



Total area: approx. 120.3 sq. metres (1294.5 sq. feet)



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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.