



61 Wiltshire Road, Leicester
£285,000

MOORE
& YORK



61 Wiltshire Road

Leicester, Leicester

Council Tax band: B

Tenure: Freehold

- ESTABLISHED SEMI DETACHED HOME
- SOUGHT AFTER LOCATION
- EASY ACCESS LOCAL FACILITIES
- LOUNGE, DINING ROOM & KITCHEN
- THREE BEDROOMS & FAMILY BATHROOM
- LOVELY DEEP SET 100ft REAR GARDEN
- GAS HEATING & DOUBLE GLAZING



DETAILED ACCOMODATION

Leaded light glazed door leading to;

ENTRANCE PORCH

Glazed door leading to:

ENTRANCE HALL

Stairs leading to first floor accommodation, radiator.

LOUNGE

12' 4" x 11' 2" (3.76m x 3.40m)

UPVC sealed double glazed window, TV point, radiator, coal effect gas fire set in feature traditional tiled fire surround, archway leading to:

DINING AREA

Radiator, UPVC sealed double glazed French doors to rear garden.

KITCHEN

12' 4" x 11' 2" (3.76m x 3.40m)

Comprising sink unit with cupboards under, matching base units with work surface over, drawers and cupboards under, complementary wall mounted eye level cupboards, glazed display cabinet, cooker space extractor fan set in matching hood, tiled splash backs, wine rack, UPVC sealed double glazed windows, sealed double glazed door to side aspect.

FIRST FLOOR LANDING

UPVC sealed double glazed frosted picture window providing natural light.

BEDROOM 1

12' 3" x 11' 2" (3.73m x 3.40m)

Radiator, UPVC sealed double glazed window, fitted wardrobes.

BEDROOM 2

10' 8" x 8' 8" (3.25m x 2.64m)

Radiator, UPVC sealed double glazed window, built in cupboard

BEDROOM 3

7' 4" x 6' 2" (2.23m x 1.88m)





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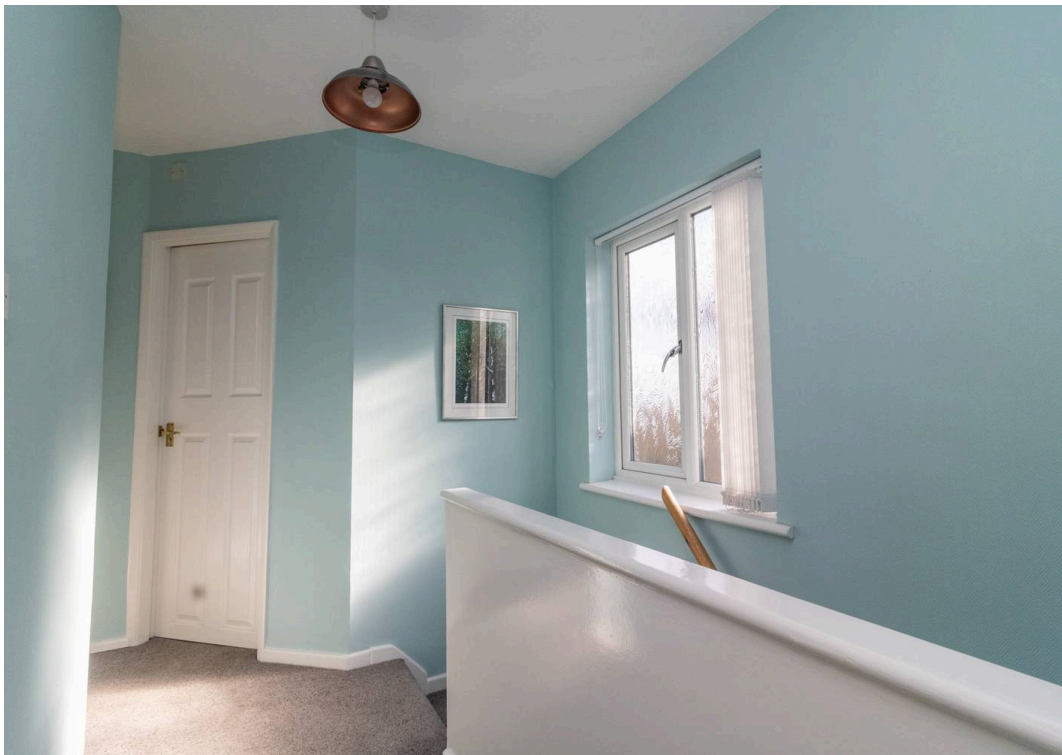
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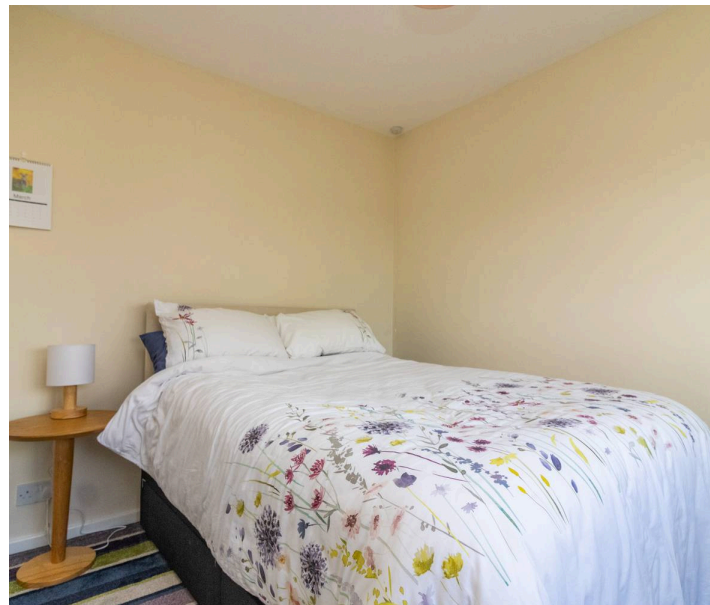


REAR GARDEN

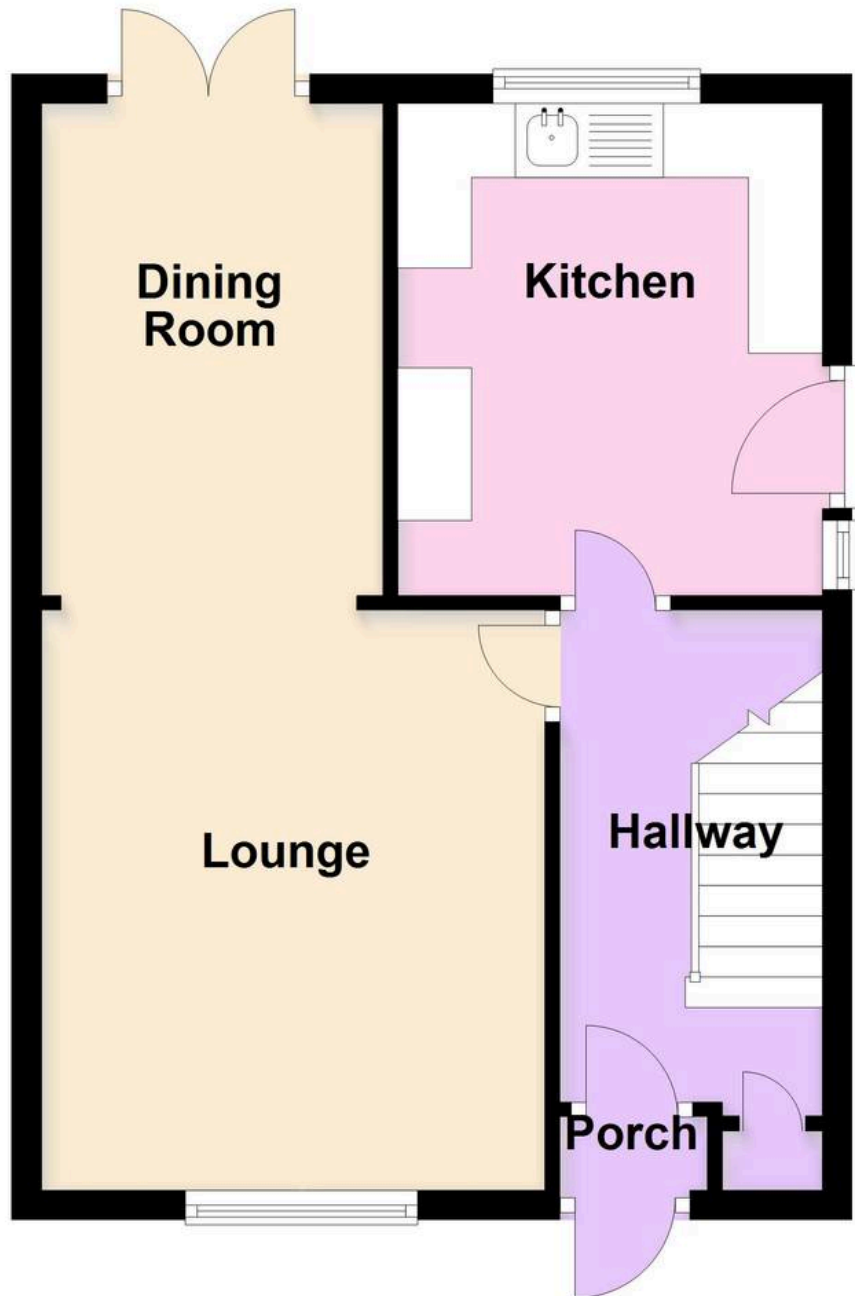
ON STREET

1 Parking Space

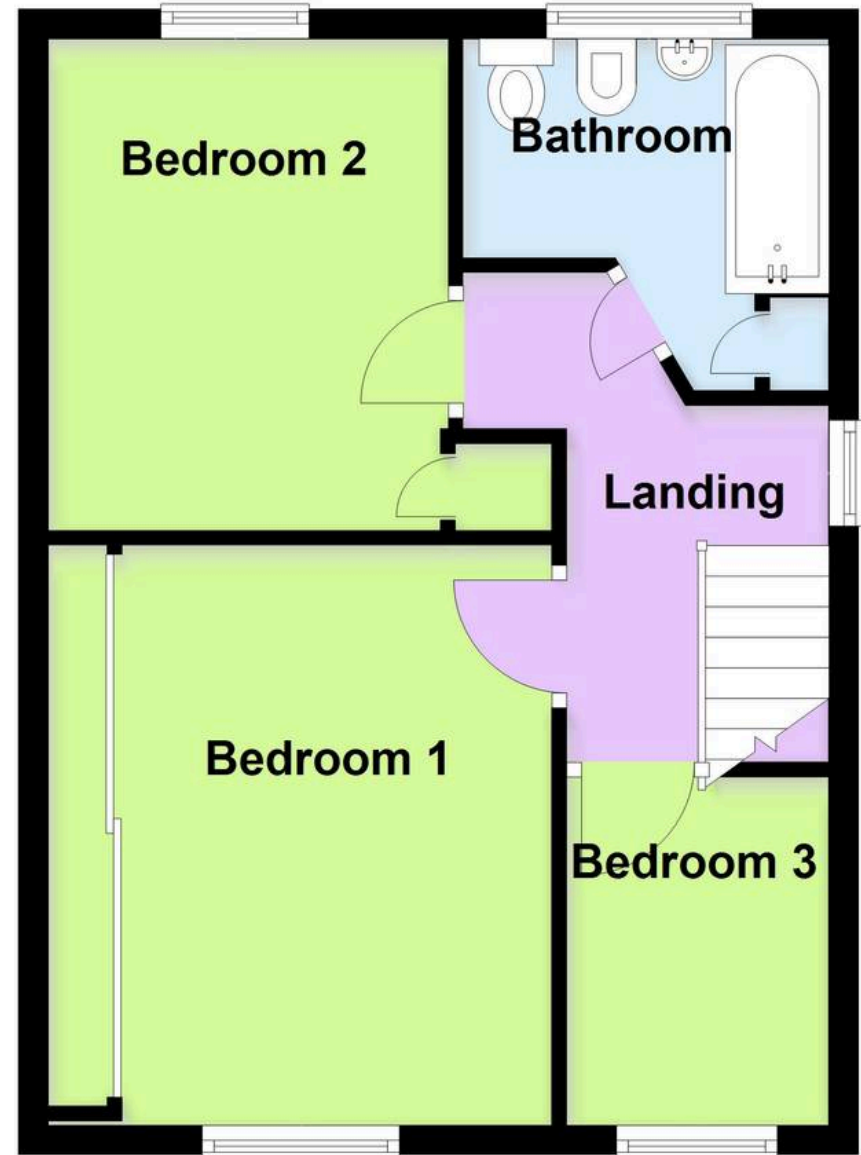
Potential for creation of off road parking



Ground Floor



First Floor





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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.