



38 Cedar Road, Leicester  
£195,000

MOORE  
& YORK



## 38 Cedar Road

Leicester, Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- VICTORIAN MID TERRACED HOME
- LOUNGE.DINING ROOM & KITCHEN
- STORAGE CELLAR/BASEMENT
- TWO DOUBLE BEDROOMS
- UPSTAIRS BATHROOM & DOWNSTAIRS SHOWER ROOM
- GAS HEATING & DOUBLE GLAZING
- EASY ACCESS LOCAL FACILITIES & PLACES OF WORSHIP
- NO ONWARD CHAIN



### **DETAILED ACCOMODATION**

UPVC side door leading to;

### **ENTRANCE HALL**

Understairs cupboard

### **LOUNGE**

11' 2" x 10' 7" (3.40m x 3.23m)

Wall mounted gas fire, radiator, UPVC sealed double glazed window, meters cupboard

### **DINING ROOM**

11' 2" x 10' 7" (3.40m x 3.23m)

Enclosed stairs to first floor, traditional fire surround, radiator, stairs leading to storage cellar/basement.

### **SHOWER ROOM**

9' 2" x 5' 1" (2.79m x 1.55m)

Three piece suite comprising shower cubicle, Vanity wash hand basin and low level WC, easy wipe walls,

### **KITCHEN**

17' 6" x 4' 6" (5.33m x 1.37m)

Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob, plumbing for washing machine, easy wipe splash back, door to rear garden, UPVC sealed double glazed window.

### **FIRST FLOOR LANDING**

### **BEDROOM 1**

11' 2" x 10' 7" (3.40m x 3.23m)

Radiator, UPVC sealed double glazed window

### **BEDROOM 2**

11' 2" x 9' 7" (3.40m x 2.92m)

Radiator, UPVC sealed double glazed window, over stairs cupboard

### **BATHROOM**

9' 7" x 7' 3" (2.92m x 2.21m)

Three piece suite comprising panelled bath, pedestal





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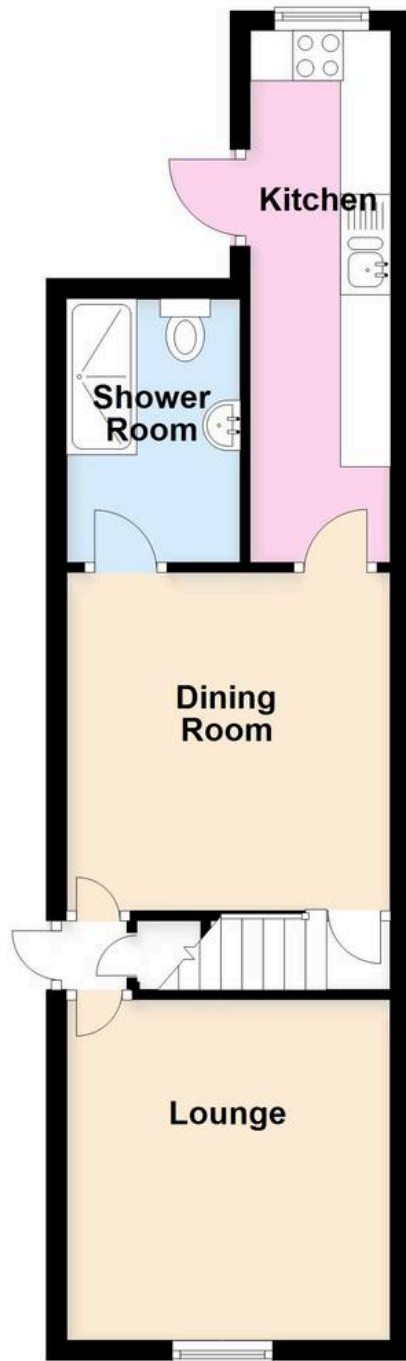
REAR GARDEN

PERMIT

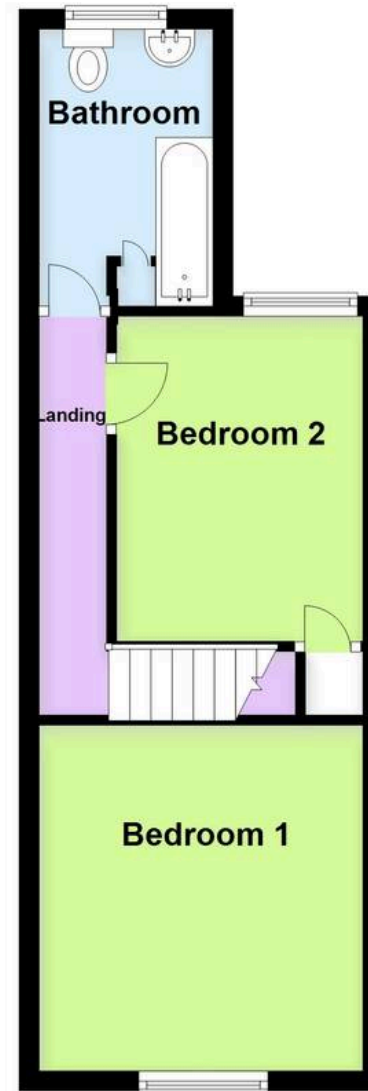
ON STREET



### Ground Floor



### First Floor





## Moore & York

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