



38 Cedar Road, Leicester

Leicester

£185,000



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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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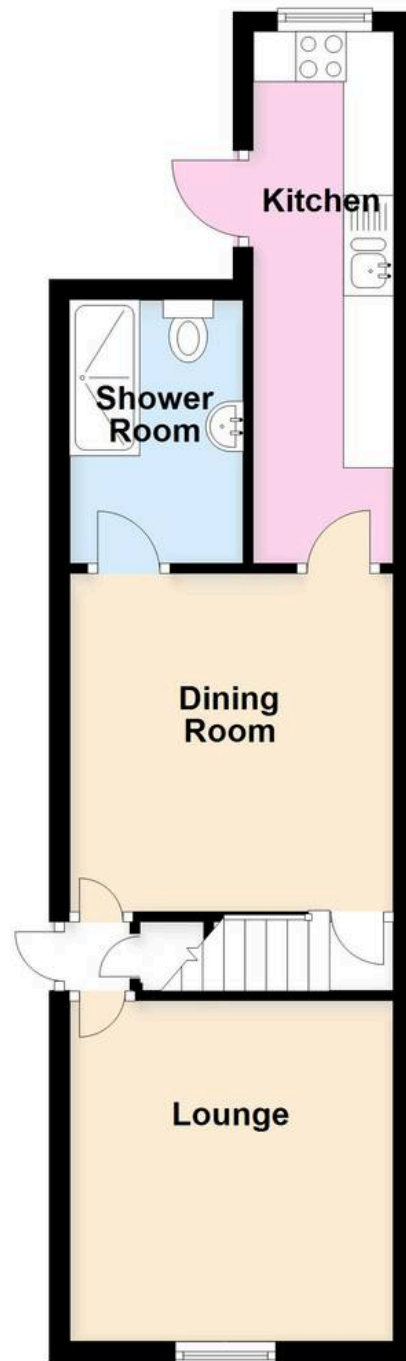
REAR GARDEN

PERMIT

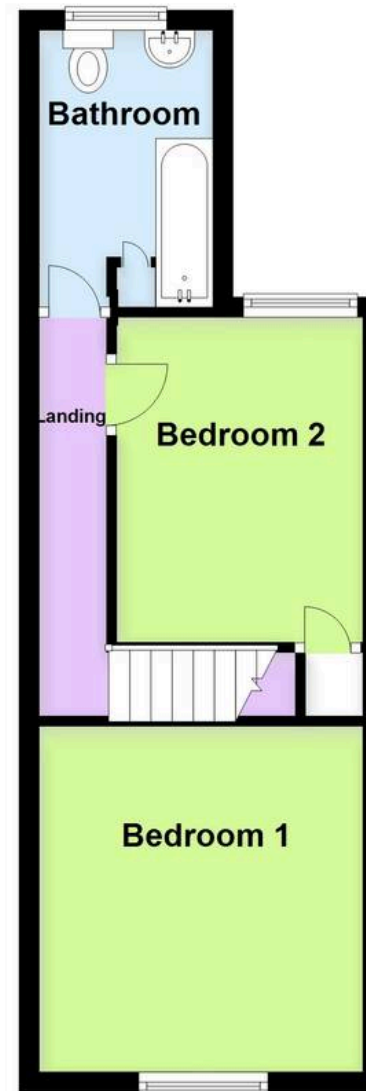
ON STREET



Ground Floor



First Floor





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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.