



46 Wiltshire Road, Leicester
£275,000

MOORE
& YORK



46 Wiltshire Road

Leicester, Leicester

Council Tax band: B

Tenure: Freehold

- ESTABLISHED SEMI DETACHED HOME
- OPTION OF SEPERATE LOUNGE & DINING ROOM OR LOUNGE/DINING ROOM
- KITCHEN WITH BUILT IN COOKER & CERAMIC HOB
- THREE BEDROOMS & MODERN BATHROOM
- GAS HEATING & DOUBLE GLAZING
- EASY ACCESS LOCAL FACILITIES & PLACES OF WORSHIP
- IDEAL FOR GROWING FAMILY
- GOOD SIZED REAR GARDEN



DETAILED ACCOMODATION

UPVC sealed double glazed door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, UPVC sealed double glazed window, under stairs cupboard.

LOUNGE

11' 9" x 11' 1" (3.58m x 3.38m)

Coal effect gas fire set in feature surround, UPVC sealed double glazed window, TV point, bi-fold doors leading to;

DINING ROOM

9' 8" x 7' 11" (2.95m x 2.41m)

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

KITCHEN

9' 4" x 9' 1" (2.85m x 2.77m)

Comprising single drainer 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 ceramic hob, Quarry tiled flooring, shelved pantry, dual aspect UPVC sealed double glazed windows, UPVC sealed double glazed door to rear aspect.

OUTER LOBBY

Incorporating a storage room and area, door access to rear and side aspect

FIRST FLOOR LANDING

UPVC sealed double glazed window, access to loft space.

BEDROOM 1

11' 11" x 11' 1" (3.63m x 3.38m)

Double radiator, UPVC sealed double glazed window

BEDROOM 2

9' 9" x 9' 3" (2.97m x 2.82m)

Double radiator, UPVC sealed double glazed window





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GARDEN

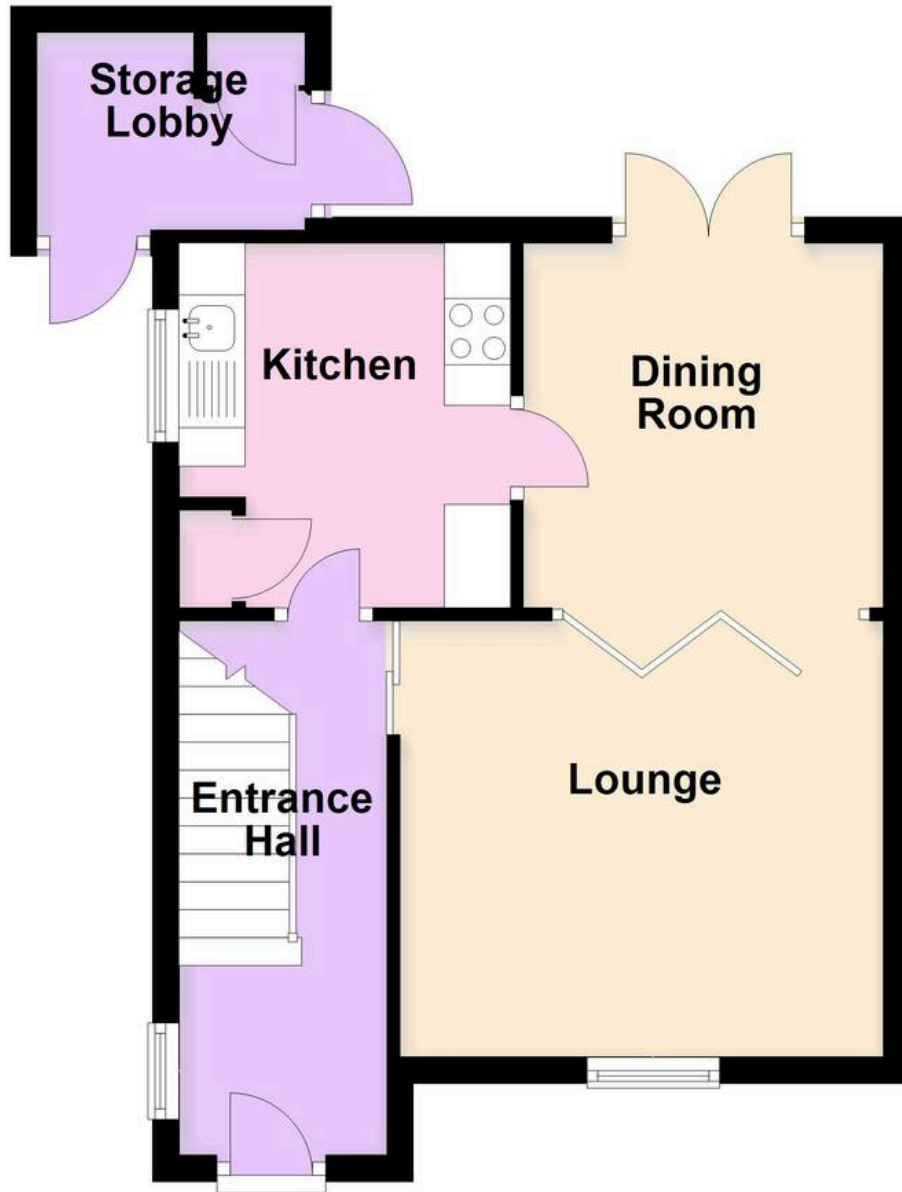
Good Sized rear garden

ON STREET

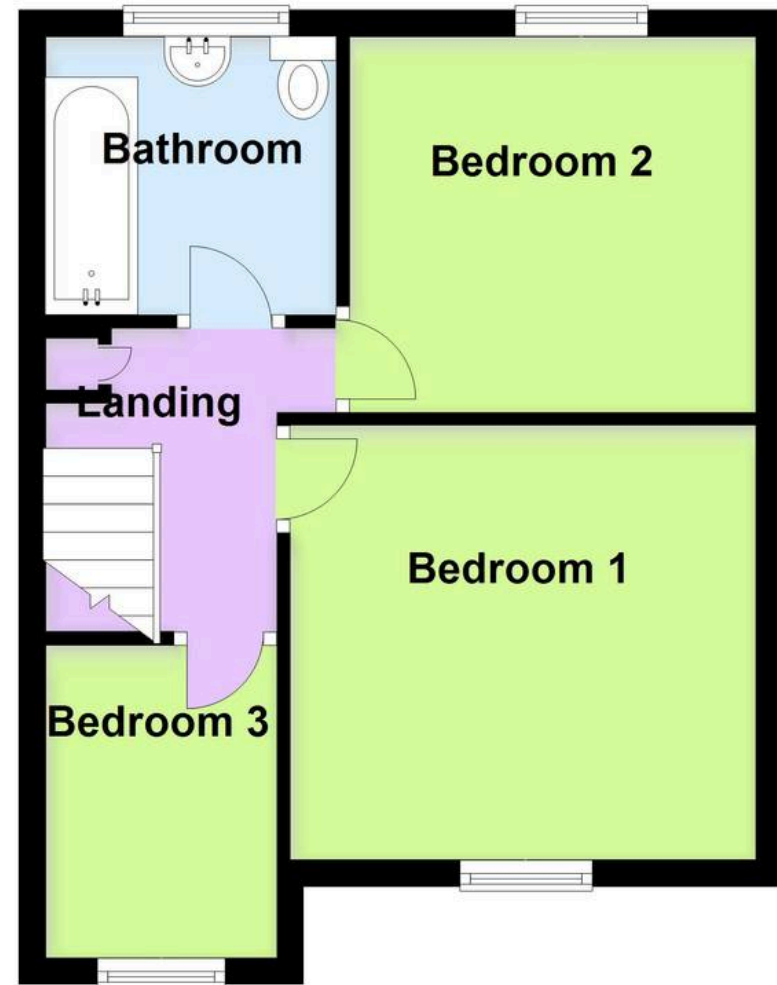
1 Parking Space



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.