



38 Mountcastle Road, Leicester
Leicester

£175,000



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Council Tax band: B

Tenure: Freehold

- VICTORIAN MID TERRACED HOME
- LOUNGE/DINING ROOM & KITCHEN
- TWO DOUBLE BEDROOMS & WELL FITTED BATHROOM
- GAS HEATING & DOUBLE GLAZING
- RECENTLY REDECORATED THROUGHOUT
- NO ONWARD CHAIN
- IDEAL FIRST TIME AND INVESTMENT PURCHASE
- EASY ACCESS LOCAL FACILITIES
- EASILY MAINTAINABLE REAR GARDEN WITH AMPLE STORAGE FACILITIES



DETAILED ACCOMMODATION

UPVC door leading to;

LOUNGE AREA

11' 10" x 10' 10" (3.61m x 3.30m)

Radiator, meters cupboard, wall mounted gas fire in display surround, UPVC sealed double glazed window.

DINING AREA

11' 10" x 10' 10" (3.61m x 3.30m)

Enclosed stairs leading to first floor accommodation, UPVC sealed double glazed window, radiator, display fire surround.

KITCHEN

Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, tiled splash backs, radiator, plumbing for washing machine, UPVC sealed double glazed window and door to rear aspect.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1

12' 5" x 11' 5" (3.79m x 3.48m)

Radiator, UPVC sealed double glazed bow window.

BEDROOM 2

12' 0" x 9' 4" (3.66m x 2.85m)

Radiator, UPVC sealed double glazed window, over stairs cupboard.

BATHROOM

12' 11" x 6' 3" (3.94m x 1.91m)

Three piece suite comprising panel bath with shower over, pedestal wash hand basin and low level WC, airing cupboard housing central heating boiler. UPVC sealed double glazed window, radiator, tiled splash backs.

OUTSIDE

Easily maintainable rear garden comprising block paved patio and gravel areas enclosed by new



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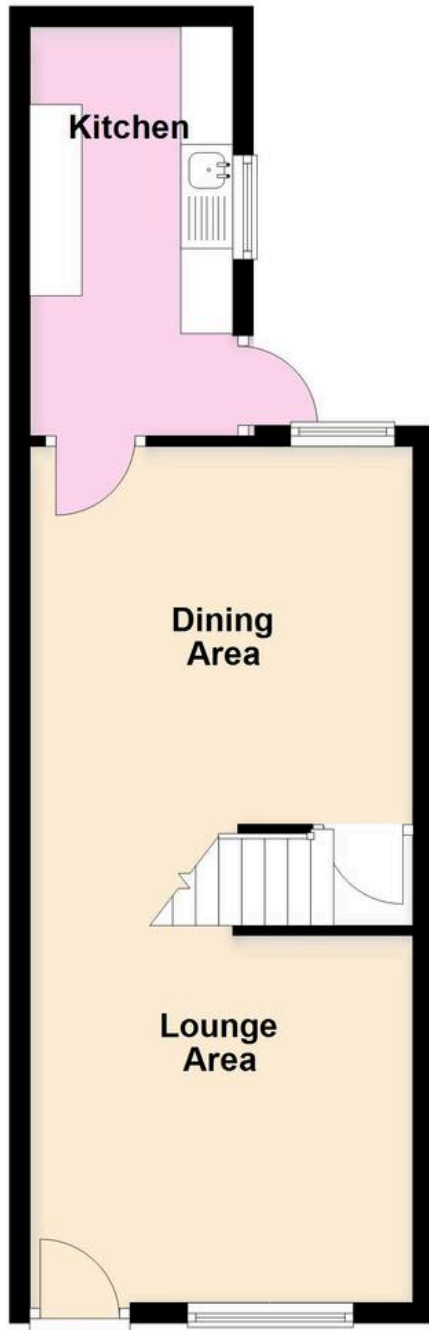


REAR GARDEN

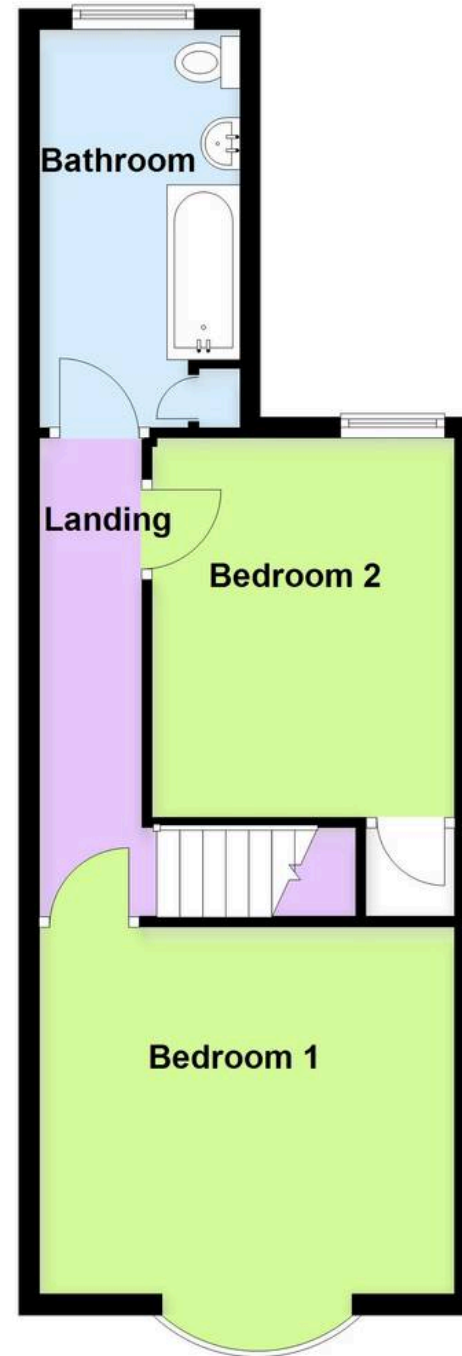
ON STREET

1 Parking Space

Ground Floor



First Floor



Moore & York

61 Granby Street, Leicester - LE1 6FB

0116 2558666

sales@mooreandyork.co.uk

www.mooreandyork.co.uk

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.