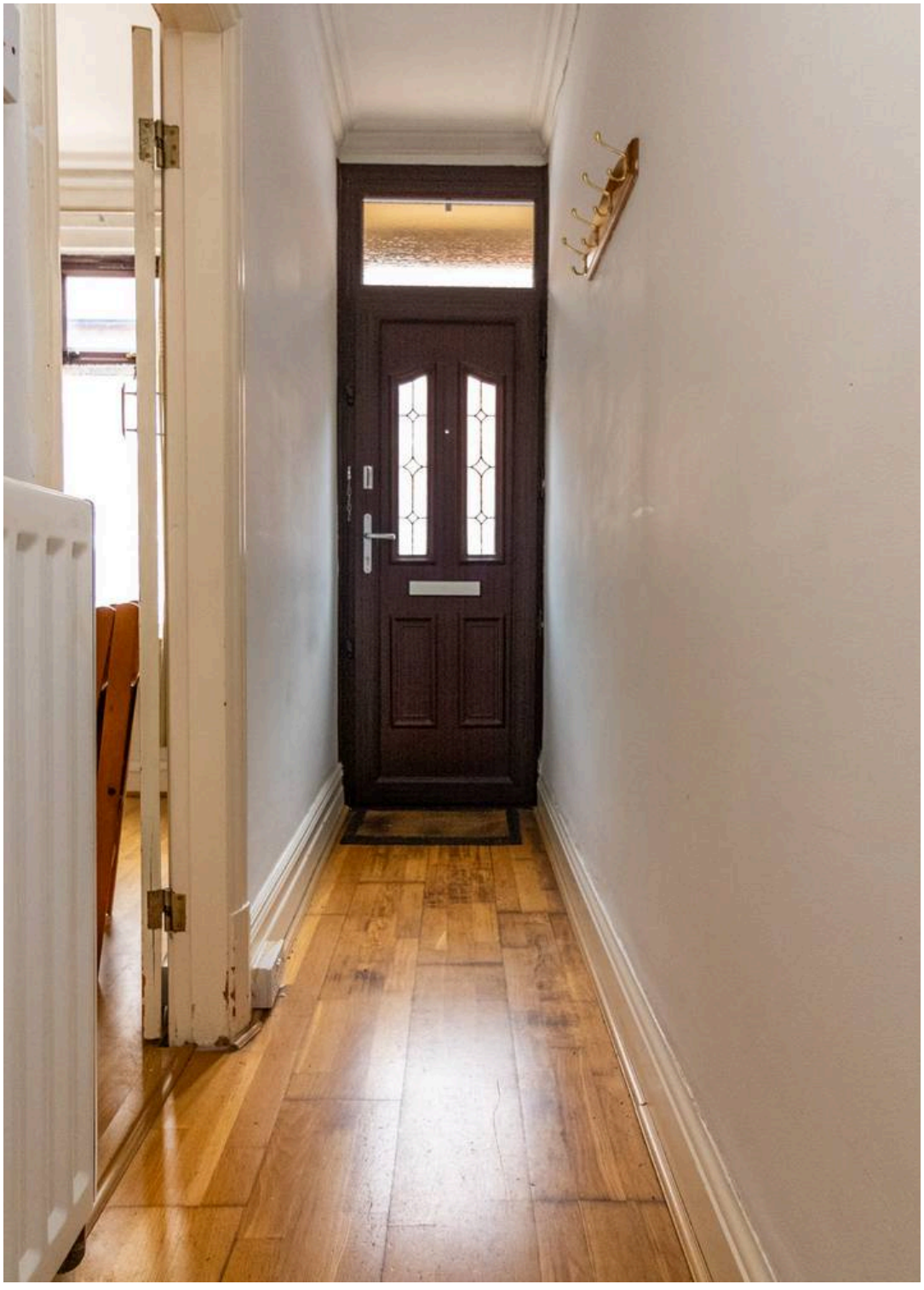



# 31 Chepstow Road, Leicester

Leicester

£250,000



# 31 Chepstow Road

## Leicester

Council Tax band: TBD

Tenure: Freehold

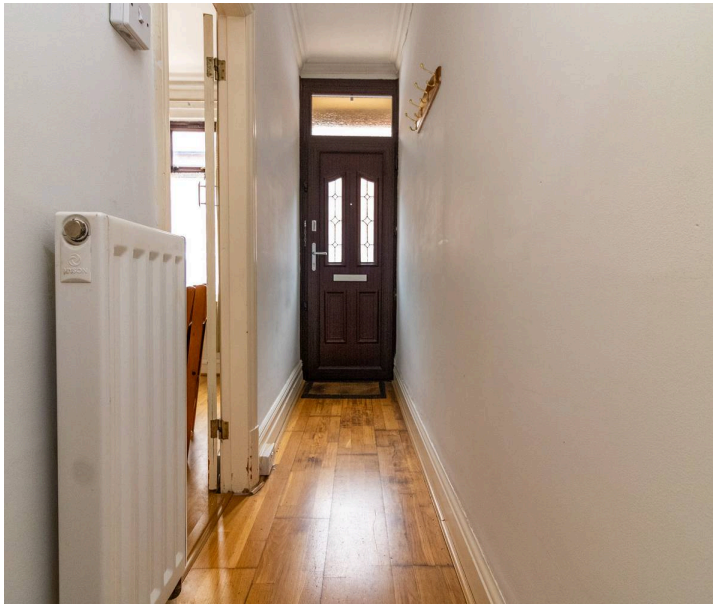
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- EXTENDED VICTORIAN TERRACED HOME
- LOUNGE, DINING ROOM & KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- FIRST FLOOR SHOWER ROOM & DOWNSTAIRS WET ROOM
- GAS HEATING & DOUBLE GLAZING
- POPULAR LOCATION
- EASY ACCESS LOCAL FACILITIES
- NO ONWARD CHAIN







**DETAILED ACCOMMODATION**
Sealed double glazed door leading to;

**ENTRANCE HALL**
Radiator, under stairs cupboard.

**DINING ROOM**
10' 9" x 9' 1" (3.28m x 2.77m)
UPVC sealed double glazed window, wall mounted gas fire tiled surround, radiator.

**LOUNGE**
12' 4" x 12' 1" (3.76m x 3.68m)
Enclosed stairs leading to first floor accommodation, radiator, display fire and surround, sealed double glazed picture window.

**KITCHEN/BREAKFAST ROOM**
16' 0" x 8' 2" (4.88m x 2.49m)
Fitted in a range of modern units comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, wall mounted gas boiler, radiator, UPVC sealed double glazed windows.

**OUTER LOBBY**
Tiled flooring, door to rear garden.

**WET ROOM**
7' 4" x 4' 5" (2.23m x 1.35m)
Three piece suite comprising tiled shower area, pedestal wash hand basin and low level WC, heated towel rail, tiled throughout.

**FIRST FLOOR LANDING**
Radiator

**BEDROOM 1**
12' 8" x 11' 3" (3.86m x 3.43m)
Radiator, UPVC sealed double glazed window, cast iron fire surround, alcove wardrobes,

**BEDROOM 2**
12' 2" x 11' 0" (3.71m x 3.35m)







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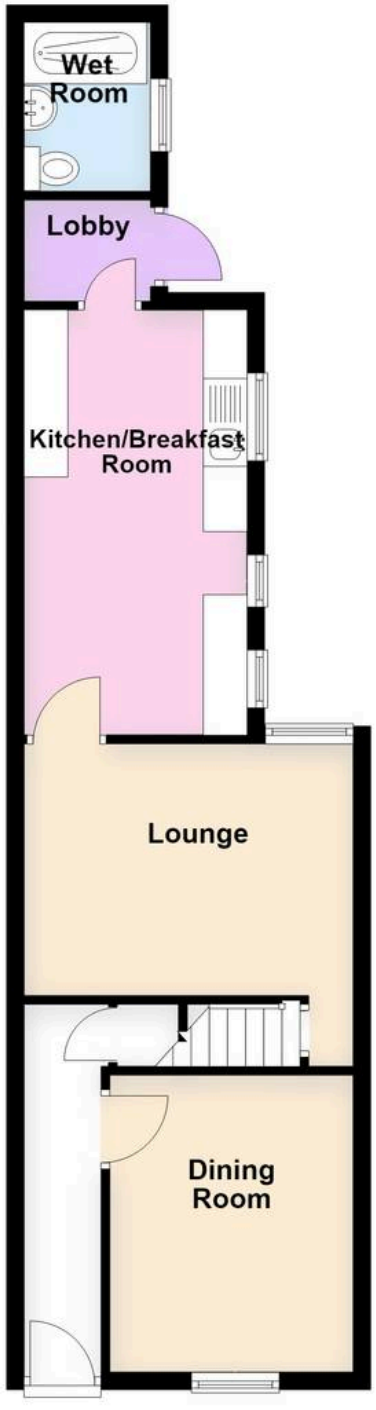
**REAR GARDEN**

Easily maintainable

**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.