



21 The Newarke, Leicester
£200,000

MOORE
& YORK



21 The Newarke

Leicester, Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- CHARACTER COTTAGE HOME
- SPECIAL ARCHITECTURAL AND HISTORIC CITY CENTRE LOCATION
- SURROUNDED BY COBBLED WALKWAYS, MUSEAMS & HISTORIC BUILDINGS
- TWO RECEPTIONS & KITCHEN
- TWO BEDROOMS & LOFT ROOM
- WALKING DISTANCE CITY CENTRE, UNIVERSITY & TRAIN STATION
- NO ONWARD CHAIN



DETAILED ACCOMODATION

Hardwood door leading to;

LOUNGE

11' 0" x 10' 10" (3.35m x 3.30m)

Radiator, sash window to front aspect, meters cupboard, display fire and surround.

DINING ROOM

10' 10" x 10' 0" (3.30m x 3.05m)

Feature cast iron and patterned tiled fire surround, radiator, sash window to rear aspect, enclosed stairwell to first floor, understairs cupboard.

KITCHEN

8' 6" x 5' 4" (2.59m x 1.63m)

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 with extractor fan over set in matching hood, plumbing for washing machine, radiator, tiled splash backs.

OUTER LOBBY

Door to rear garden, boiler cupboard.



BATHROOM

5' 4" x 5' 0" (1.63m x 1.52m)

Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, radiator, tiled splash backs.

FIRST FLOOR LANDING

Leaded light window.

BEDROOM 1

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

Cast iron fire surround, radiator, sash window to front aspect.

BEDROOM 2

10' 10" x 9' 10" (3.30m x 3.00m)

Enclosed stairs to loft room, radiator, sash window to rear aspect, cast iron fire surround.



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GARDEN

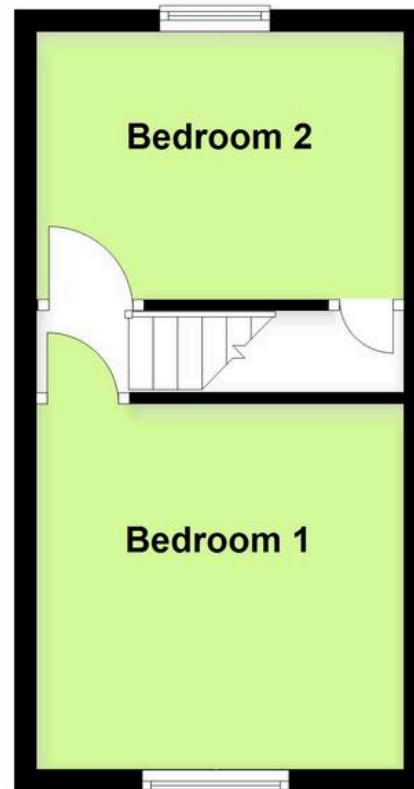
Small Rear Garden. Communal pathway to front.



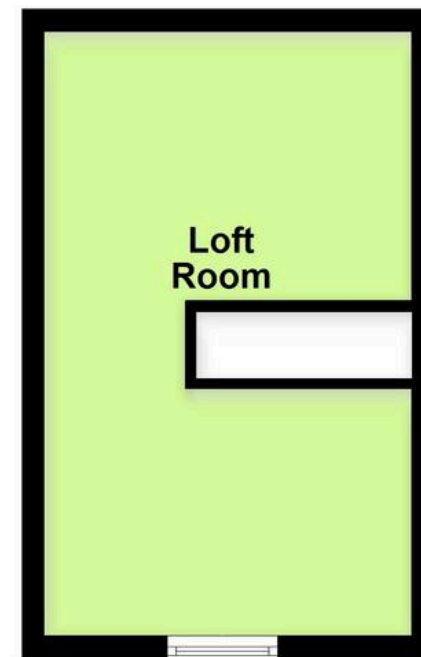
Ground Floor



First Floor



Second 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.