



38 Ivy Road, Leicester LE30DF

MOORE
& YORK



Property at a glance:

- Victorian Bay Windowed Terrace
- Gas Central Heating & D\G
- Lounge, Dining Room & Kitchen
- Two Double Bedrooms
- No Upward Chain
- Easy Access Fosse Park & M1/M69 Junction
- Ideal Buy To Let or First Time Buy

Asking Price £176,500 Freehold



Victorian bay window mid terraced home being sold with no upward chain situated within walking distance of the local facilities of Narborough Road and within a short drive of the popular Fosse Park Retail Park and the M1/M69 road junction offering excellent transport links. The centrally heated and double glazed accommodation briefly comprises to the ground floor lounge, dining room and kitchen and to the first floor two double bedrooms and family bathroom and stands with easily maintainable garden to rear and small forecourt to front. The property would ideally suit the first time and investment buyer alike and we recommend a early viewing.

DETAILED ACCOMMODATION

Hardwood and glazed door leading to;

LOUNGE

13' 8" x 11' 3" (4.17m x 3.43m) UPVC sealed double glazed bay window, meters cupboard, radiator, TV point.

DINING ROOM

11' 11" x 11' 3" (3.63m x 3.43m) Radiator, UPVC sealed double glazed window, enclosed stairs to first floor, under stairs cupboard.

KITCHEN

11' 6" x 6' 2" (3.51m x 1.88m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in cooker and four piece gas hob with extractor fan over set in matching hood, wall mounted gas boiler, UPVC sealed double glazed window and door to rear aspect, plumbing for washing machine, radiator, tiled splash backs.

FIRST FLOOR LANDING





BEDROOM 1

12' 11" x 12' 1" (3.94m x 3.68m) Radiator, UPVC sealed double glazed window, over stairs cupboard.

BEDROOM 2

12' 2" x 10' 0" (3.71m x 3.05m) Radiator, UPVC sealed double glazed window, over stairs cupboard.

BATHROOM

12' 5" x 6' 0" (3.78m x 1.83m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, UPVC sealed double glazed window, radiator, tiled splash backs.

OUTSIDE

Block paved and gravelled garden to rear with outhouse storage. Small forecourt garden to front.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, windows are double glazed.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

TENURE

Freehold

COUNCIL TAX BANDING

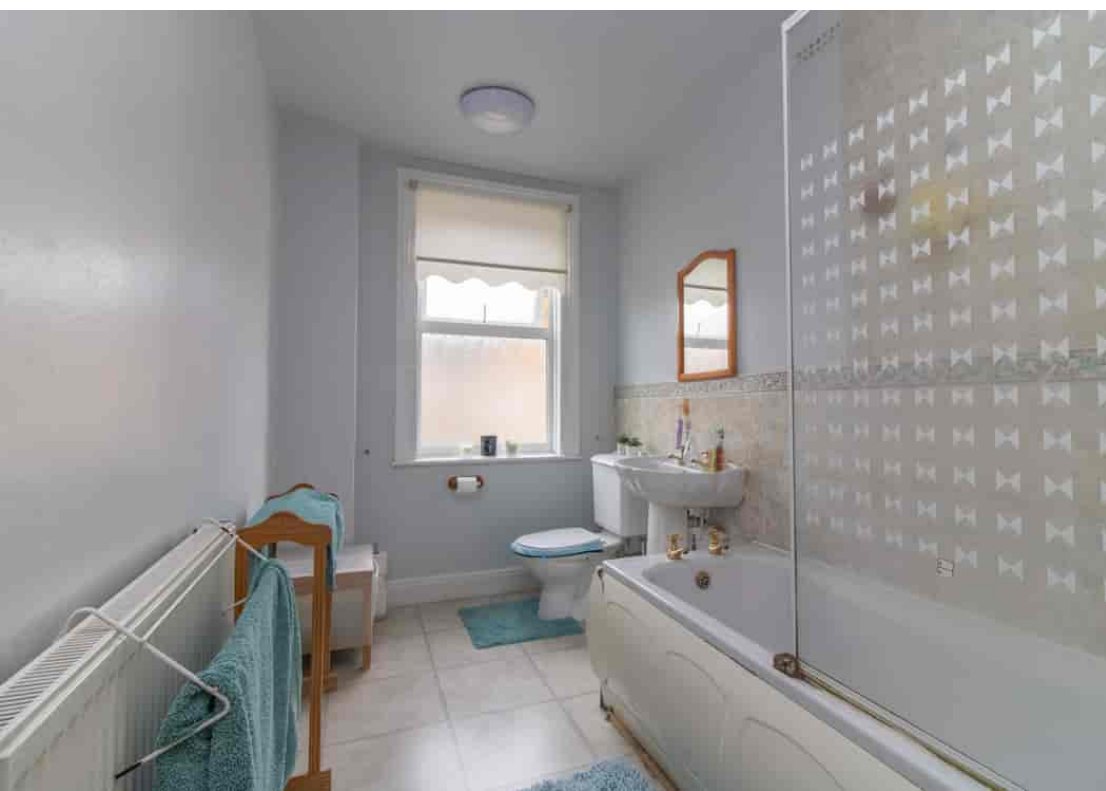
Leicester A

EPC RATING

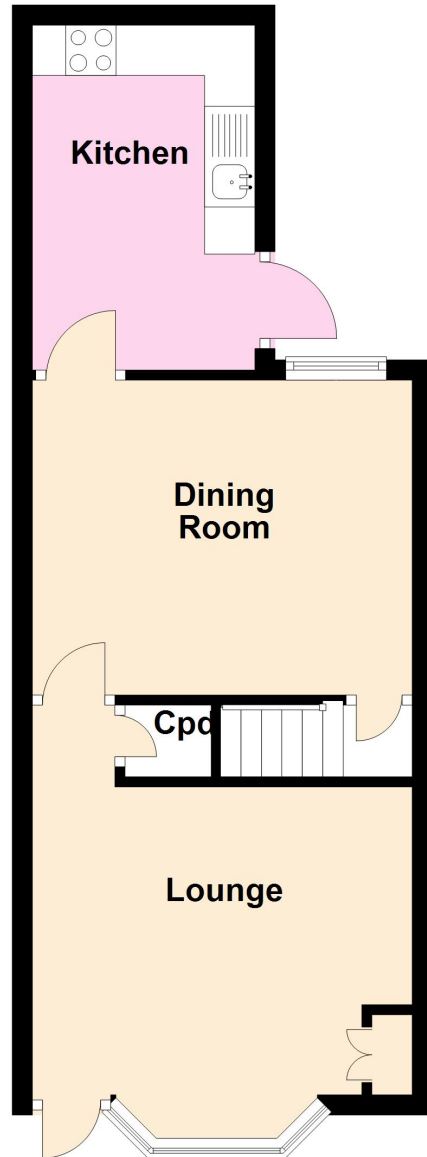
TBC

IMPORTANT INFORMATION

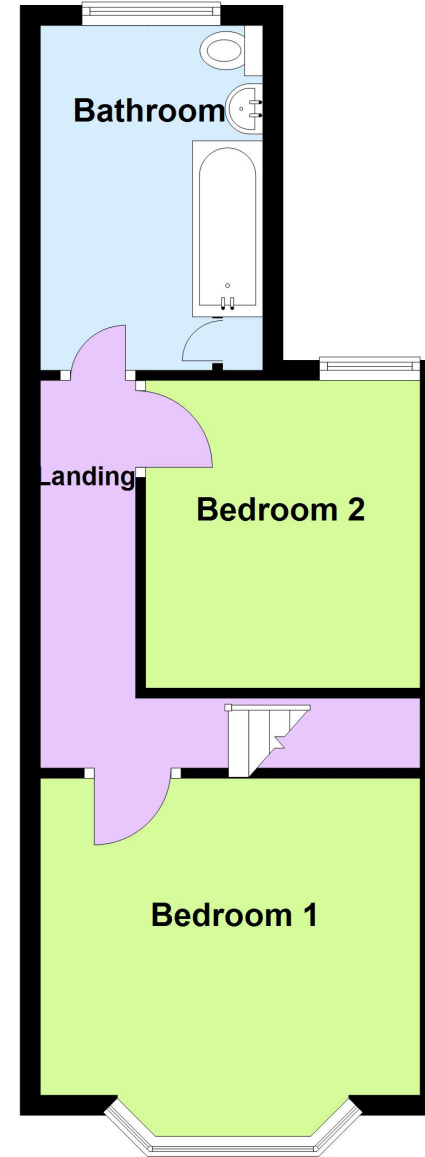
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor



Ground Floor



First Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor"

