



64 St Andrews Road, Leicester LE28RD

MOORE
& YORK



Property at a glance:

- Established Bay Windowed Semi Detached Home
- Lounge, Dining room & Kitchen
- Three Bedrooms
- Wet Room & Bathroom
- Gas Central Heating & D\G
- Detached Garage
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- Ideal For Growing Family

Asking Price £250,000 Freehold



Deceptively spacious three bedroom established bay window semi detached home offering easy access to all local facilities and within a short drive of the popular Fosse Park retail centre , the M1/M69 road junction offering excellent transport links and the Leicester City Centre itself. The property is being sold with no upward chain, benefits from new carpets throughout and the centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, dining room, lounge, kitchen, outer hallway and wet room and to the first floor three bedrooms and further bathroom and stands with gardens to rear and side with detached garage. The property would ideally suit the growing family and we recommend a early viewing.

DETAILED ACCOMMODATION

UPVC door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation.

DINING ROOM

11' 6" x 11' 2" (3.51m x 3.40m) Radiator, picture rail , UPVC sealed double glazed bay window, feature cast iron , tiled and hardwood surround.

LOUNGE

13' 6" x 11' 10" (4.11m x 3.61m) Radiator, under stairs cupboard, dual aspect UPVC sealed double glazed window.

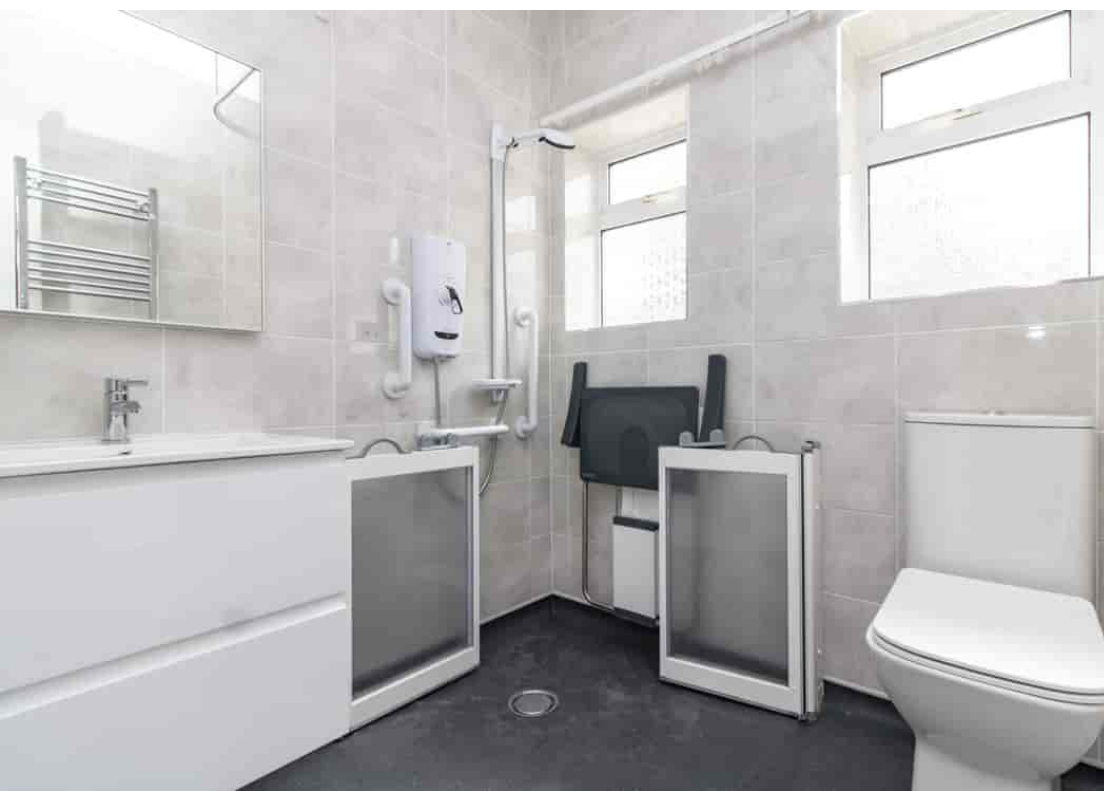


KITCHEN

13' 5" x 6' 9" (4.09m x 2.06m) Comprising one and a half bowl 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, built in oven, microwave and four piece gas hob, plumbing for washing machine, tiled splash backs, UPVC sealed double glazed window, radiator.

OUTER HALLWAY

Sealed double glazed door to rear garden.





WET ROOM

6' 4" x 5' 8" (1.93m x 1.73m) Three piece suite comprising tiled shower area, vanity sink and low level WC, heated towel rail, UPVC sealed double glazed window.

FIRST FLOOR LANDING

Automatic light, access to loft space with pull down ladder.

BEDROOM 1

11' 3" x 11' 2" (3.43m x 3.40m) Radiator, sealed double glazed window, cast iron fire surround.

BEDROOM 2

12' 0" x 10' 6" (3.66m x 3.20m) Radiator, sealed double glazed window, walk in cupboard housing central heating boiler.

BEDROOM 3

14' 6" x 6' 5" (4.42m x 1.96m) Radiator, sealed double glazed window.

BATHROOM

8' 5" x 4' 1" (2.57m x 1.24m) Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, radiator.

OUTSIDE

Block paved garden area to front with dwarf walled frontage with side ornamental gated access to block paved driveway leading to detached garage with up and over door power and light. Good sized side garden area leading to further rear garden.

VIEWING

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

SERVICES

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

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, 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 BAND

Leicester B

EPC RATING

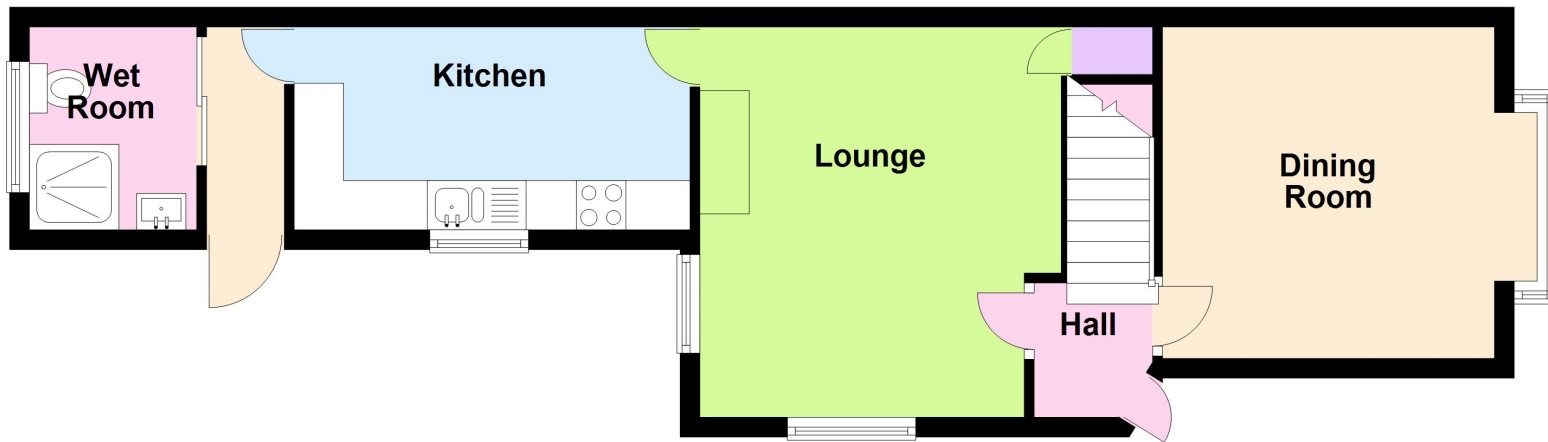
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IMPORTANT INFORMATION

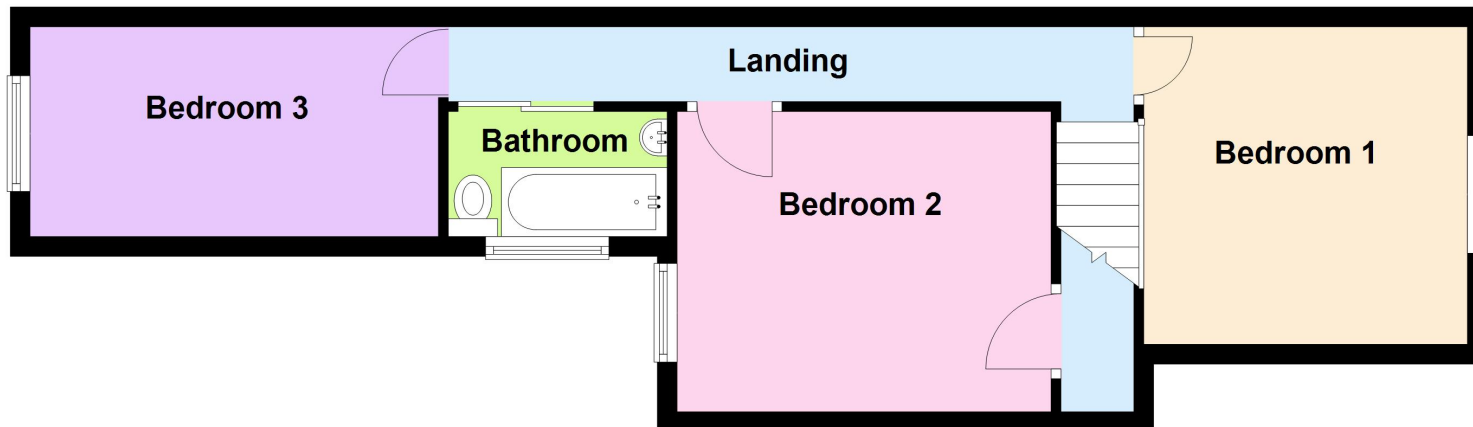
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or 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.



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

