



59 Evington Parks Road, Leicester LE21PS

MOORE
& YORK



Property at a glance:

- Bay Fronted Town House
- Three Bedrooms & Loft Room
- Gas Central Heating & D\G
- Easy Access local facilities & Places of Worship
- No Upward Chain
- Popular Location
- Lounge & Dining Room
- Ideal Family Home

Offers Over £260,000 Freehold



We are pleased to offer this deceptively spacious three bedroom bay window town house situated in this highly sought after location offering easy access to local schooling, shopping and places of worship. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, lounge, dining room and kitchen/breakfast room and to the first floor three bedrooms and shower room with further loft room and stands with easily maintainable gardens. The property would ideally suit the growing family and is being sold with no upward chain and we highly recommend a early viewing.

DETAILED ACCOMMODATION

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation.

LOUNGE

13' 2" x 10' 9" (4.01m x 3.28m) Radiator, real flame effect fire, UPVC sealed double glazed window.

DINING ROOM

13' 11" x 12' 11" (4.24m x 3.94m) Double radiator, wall mounted gas fire, UPVC sealed double glazed window, under stairs cupboard, glazed door leading to;

KITCHEN/BREAKFAST ROOM

17' 3" x 9' 1" (5.26m x 2.77m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, complimentary wall mounted eye level cupboards, tiled splash backs, plumbing for automatic washing machine, double radiator.

FIRST FLOOR LANDING

Stairs to loft room, radiator.

BEDROOM ONE

14' 0" x 10' 10" (4.27m x 3.30m) Radiator, UPVC sealed double glazed window.





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BEDROOM TWO

11' 1" x 10' 6" (3.38m x 3.20m) Radiator, UPVC sealed double glazed window.

BEDROOM THREE

11' 2" x 8' 11" (3.40m x 2.72m) Radiator, UPVC sealed double glazed window, airing cupboard housing central heating boiler.

SHOWER ROOM

6' 0" x 5' 10" (1.83m x 1.78m) Three piece suite comprising corner shower unit, vanity sink unit and low level WC, tiled splash backs, heated towel rail, UPVC sealed double glazed window.

LOFT ROOM

14' 0" x 8' 8" (4.27m x 2.64m) Radiator, UPVC sealed double glazed windows.

OUTSIDE

Forecourt garden to front, patio garden to rear with outside WC and storage area

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.

TENURE

FREEHOLD

COUNCIL TAX BAND

Leicester B





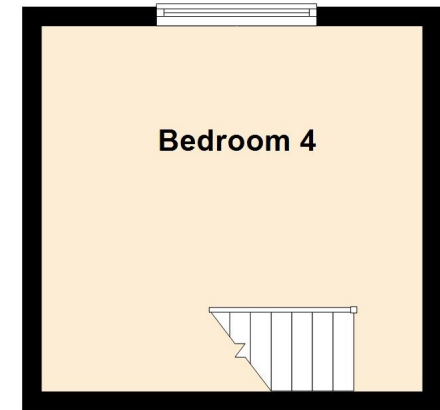
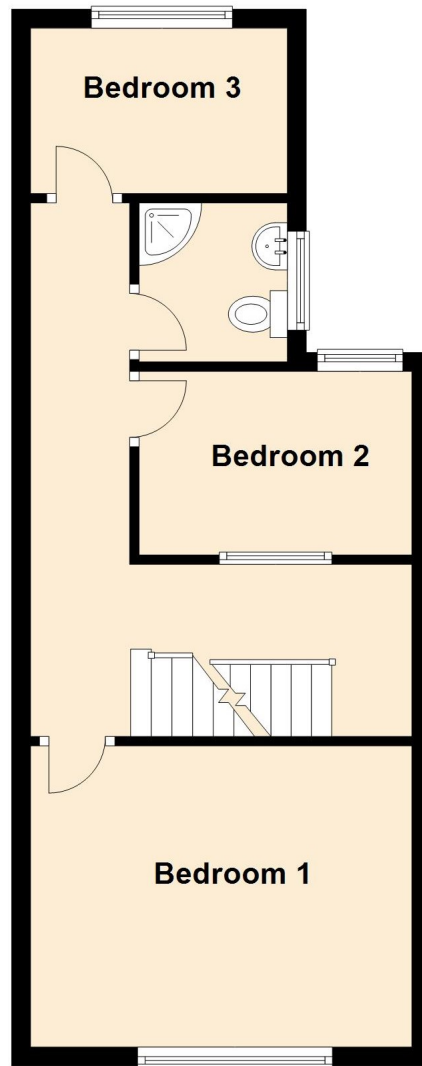
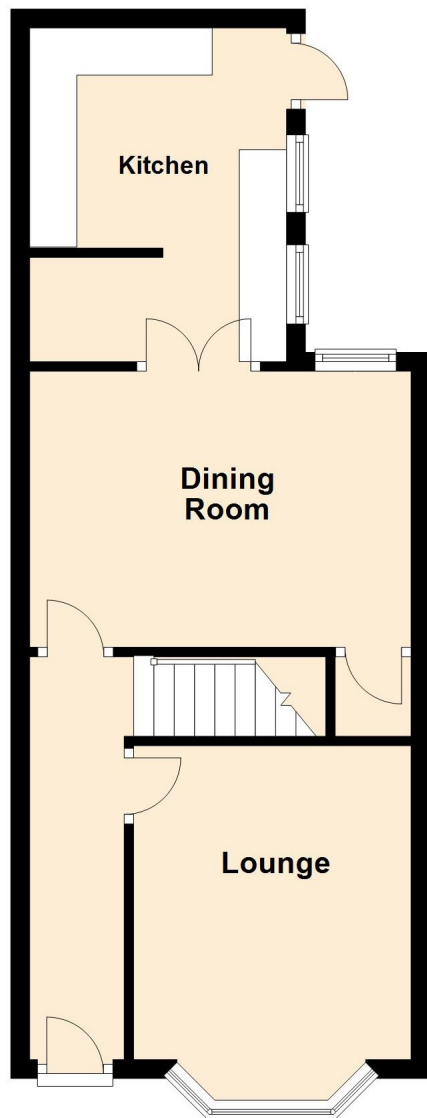


FLOOR PLANS

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.

IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.



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

