



197 Station Road, Ratby, Leicester LE60JR

MOORE
&
YORK



Property at a glance:

- Spacious Town House
- Three Bedrooms
- Popular Commuter Village
- Easy Access To Local Facilities
- Gas Heating & Double Glazed
- Kitchen & Lounge/Dining Room
- Allocated Parking

Asking Price £215,000 Freehold



Spacious three bedroom town house situated on the edge of this popular commuter village situated to the West of Leicester offering its community atmosphere including shopping and leisure facilities and within a short drive of the popular Fosse Park Retail Centre and the M1/Western Bypass junction providing excellent transport links. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor cloakroom/WC, kitchen and lounge/dining room and to the first floor three bedrooms and bathroom and stands with garden to rear leading to allocated parking. The property would ideally suit the young growing family/first time buyer and we recommend an early viewing.

DETAILED ACCOMMODATION

ENTRANCE HALL
UPVC sealed double glazed door with storm porch over leading

ENTRANCE HALL

Stairs leading to first floor accommodation.

CLOAKROOM/WC

Low level WC and wash hand basin, UPVC sealed double glazed window.

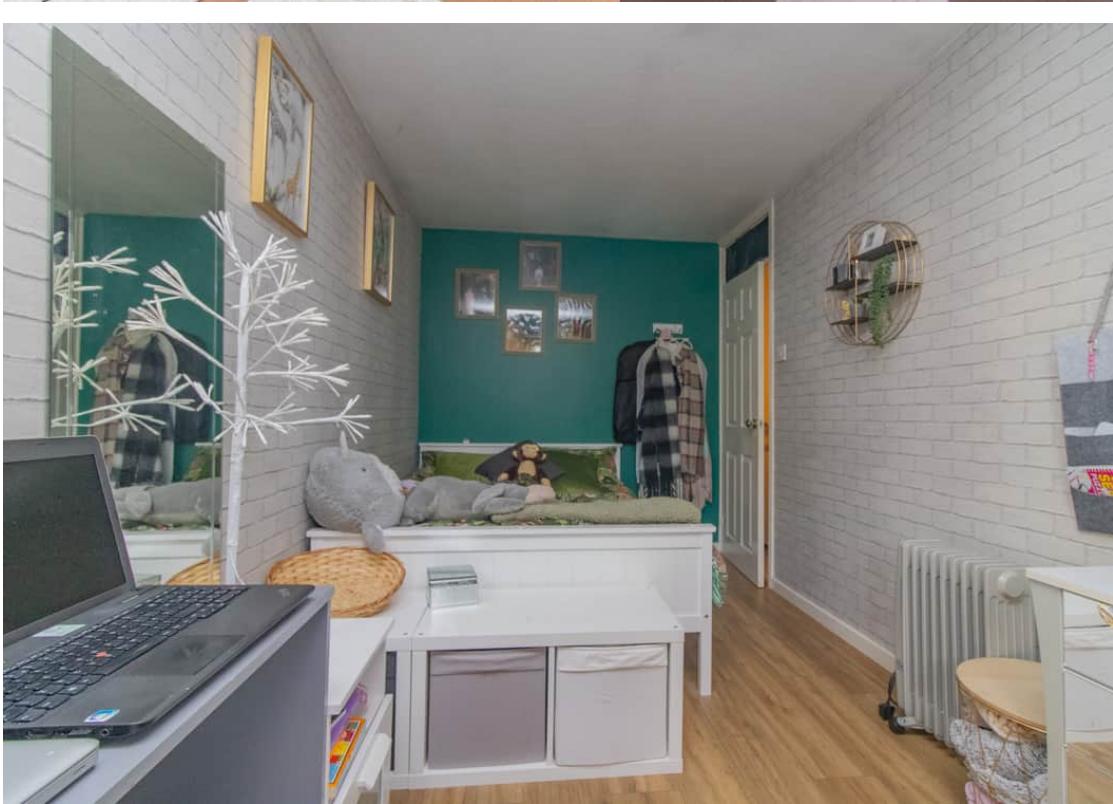
KITCHEN

14' 4" x 7' 6" (4.37m x 2.29m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in cooker and four piece gas hob, breakfast bar, plumbing for washing machine and dishwasher, UPVC sealed double glazed window, wall mounted gas boiler.

LOUNGE/DINING ROOM

15' 4" x 14' 0" (4.67m x 4.27m) Radiator, UPVC sealed double glazed window, TV point, UPVC sealed double glazed French door to rear garden, wall mounted gas fire in display surround.

FIRST FLOOR LANDING





BEDROOM 1

14' 8" x 7' 2" (4.47m x 2.18m) Radiator, UPVC sealed double glazed window.

BEDROOM 2

11' 9" x 7' 11" (3.58m x 2.41m) Radiator, UPVC sealed double glazed window, fitted wardrobe, access to loft space.

BEDROOM 3

10' 10" x 7' 3" (3.30m x 2.21m) Radiator, UPVC sealed double glazed window.

BATHROOM

7' 11" x 7' 6" (2.41m x 2.29m) Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, tiled splash back, heated towel rail, UPVC sealed double glazed window.

OUTSIDE

Patio and lawn garden to rear with gated access leading to allocated parking.

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.

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, 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

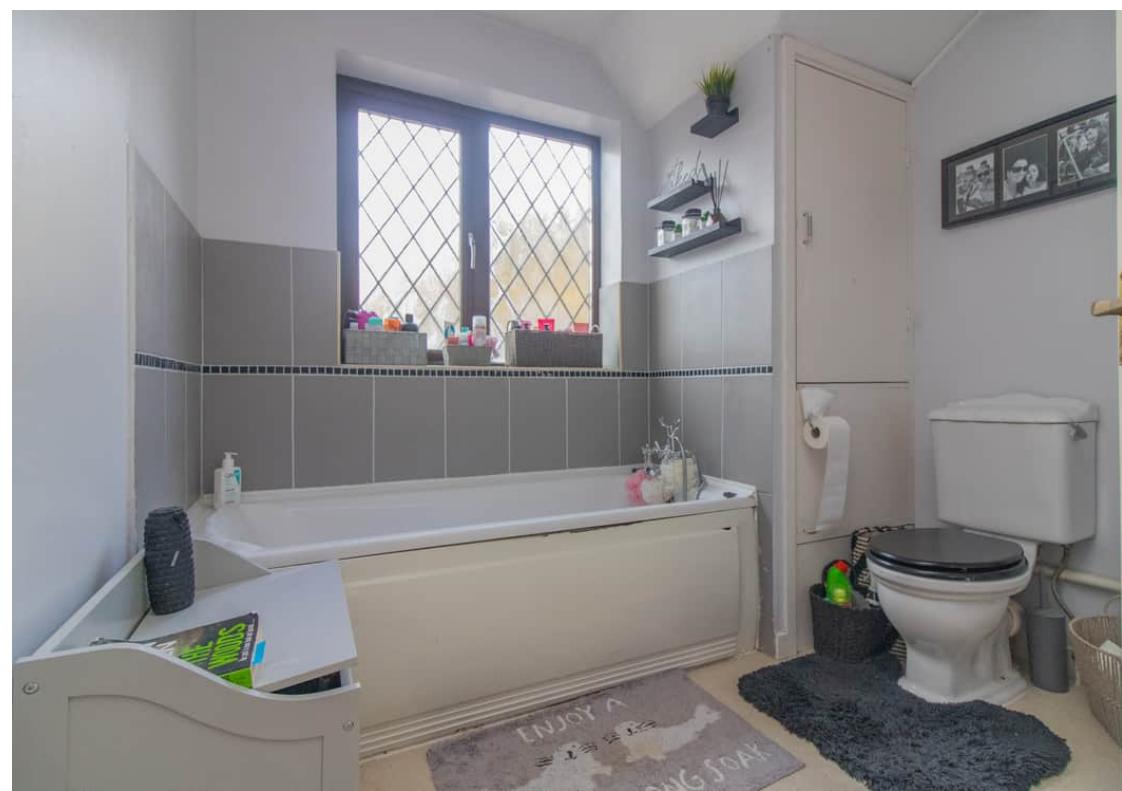
Hinckley & Bosworth B

EPC RATING

TBC

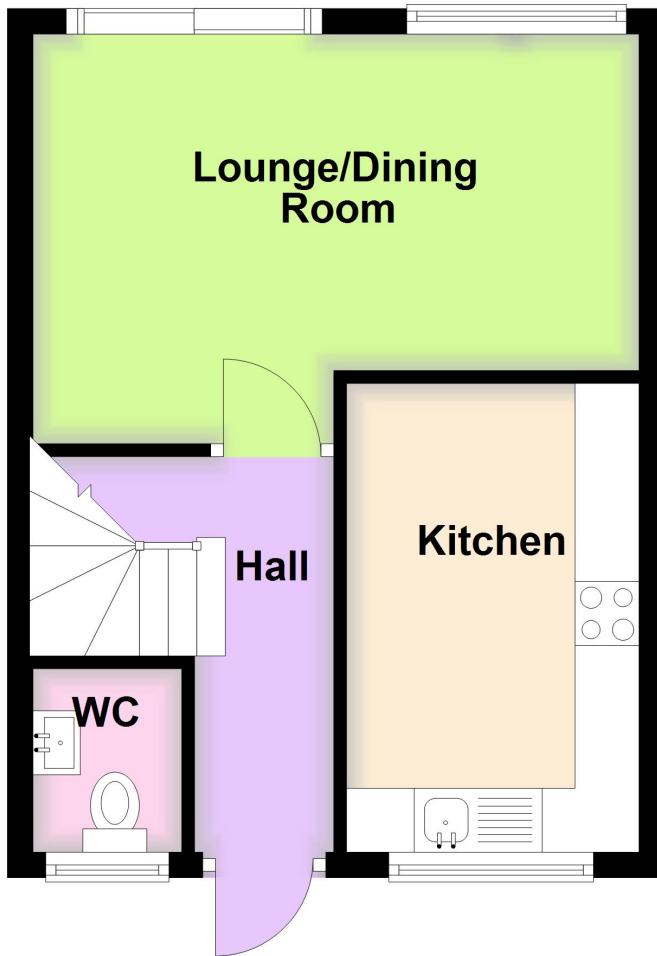
IMPORTANT INFORMATION

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. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



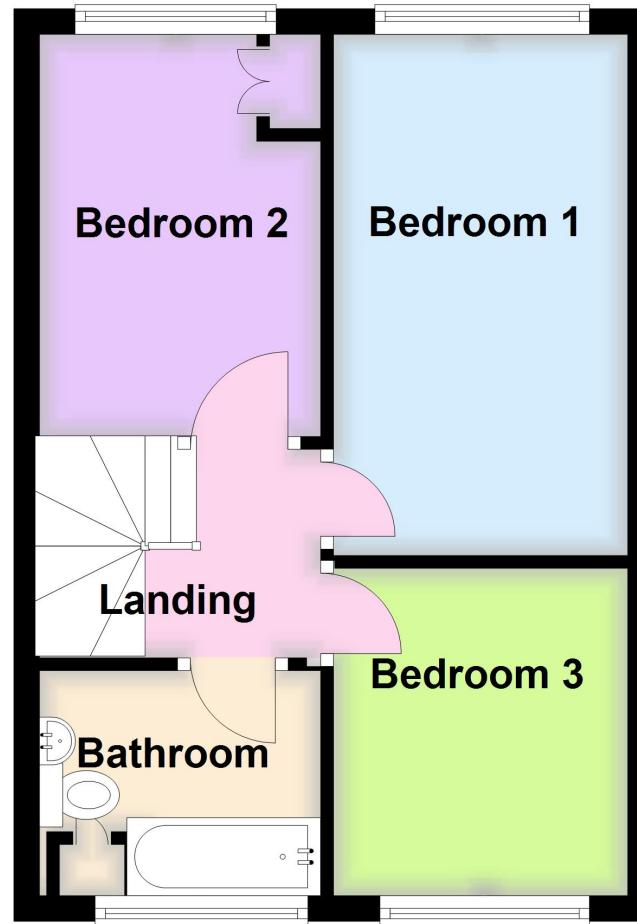
Ground Floor

Approx. 30.3 sq. metres (326.0 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.2 sq. feet)



Total area: approx. 61.2 sq. metres (659.3 sq. feet)

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



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