



126 Station Road, Ratby, Leicester LE60JP

MOORE  
& YORK



### Property at a glance:

- Character Bay Window End Terraced Home
- Lounge, Dining Room & Kitchen
- Four Piece Bathroom & Separate WC
- No Onward Chain
- Three Bedrooms
- Popular Village Location
- Viewing Essential

Asking Price £250,000 Freehold



Character three bedroom bay window end terraced home nicely located in this popular commuter village offering its own community atmosphere including schooling, shopping and leisure facilities and within a short drive of the Western Bypass offering excellent transport links. The property is being sold with no onward chain and the nicely presented centrally heated and sash window double glazed accommodation briefly comprises to the ground floor, lounge with feature solid fuel burner fire recess, dining room, kitchen with integrated appliances and four piece bathroom and to the first floor three bedrooms and sperate WC and stands with block paved frontage and established gardens to rear. This lovely home would ideally suit the young and growing family and we recommend a early viewing.

### DETAILED ACCOMMODATION

Sealed double glazed composite door leading to;

#### LOUNGE

13' 3" x 11' 6" (4.04m x 3.51m) UPVC sealed double glazed sash bay window to front aspect, stripped cottage style door, radiator, meters cupboard, feature chimney breast recess, housing solid fuel burner, with raised stone hearth and beam mantle, light wood paneled flooring.



#### DINING ROOM

15' 2" x 11' 6" (4.62m x 3.51m) Radiator, UPVC sealed double glazed sash window, stripped cottage style doors, stairs leading to first floor accommodation.









## KITCHEN

12' 5" x 6' 0" (3.78m x 1.83m) Fitted in a range of soft close units comprising sink unit with mixer tap over and drawers and cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in Neff oven and four piece ceramic hob with extractor fan over set in stainless steel hood, rectangle tiled splash backs, designer radiator, UPVC sealed double glazed sash window, integrated fridge/freezer, plumbing for washing machine.

## OUTER LOBBY

Sealed double glazed door to rear garden, fitted cupboard housing Worcester central heating boiler.

## BATHROOM

Four piece suite comprising free standing claw foot bath with Victorian style shower attachment, tiled shower cubicle, pedestal wash hand basin and lo level WC, heated towel rail, tiled splash backs, UPVC sealed double glazed sash window.

## FIRST FLOOR LANDING

Access to loft space.

## BEDROOM 1

13' 2" x 11' 5" (4.01m x 3.48m) UPVC sealed double glazed sash window, radiator, stripped cottage style doors, over stairs cupboard.

## BEDROOM 2

11' 10" x 10' 2" (3.61m x 3.10m) UPVC sealed double glazed sash window, radiator, stripped cottage style door, fitted wardrobes.

## BEDROOM 3

9' 4" x 6' 6" (2.84m x 1.98m) UPVC sealed double glazed window, radiator, stripped cottage style doors.

## CLOAKROOM/WC

Low Level WC

## OUTSIDE

Block paved garden area to front providing parking for a small car. Side patio area leading to evergreen covered patio area and lawns with staggered pathway leading to rear greenhouse and garden shed

## SERVICES

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

### ANTI-MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

### 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.

### EPC RATING

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### TENURE

Freehold

### COUNCIL TAX BAND

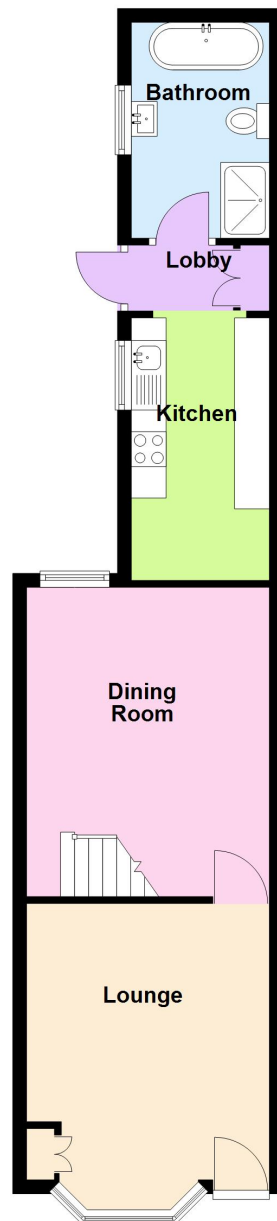
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### IMPORTANT INFORMATION

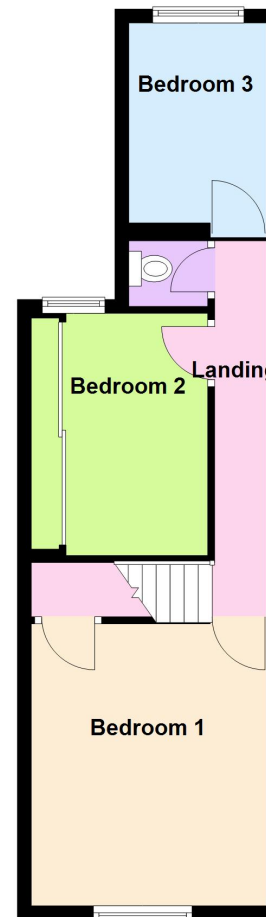
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or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

