



27 Osborne Road, Leicester LE55ES

MOORE
& YORK



Property at a glance:

- Victorian Terraced Home
- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating & D\G
- Popular Location
- No Upward Chain
- Close To Amenities
- Viewing Essential

Guide Price £210,000



Three bedroom Victorian mid terraced home situated in the heart of the sought after suburb of Spinney Hills which offers its own community atmosphere including shopping and leisure facilities, religious centres and schools and within a short drive of the city centre where a more comprehensive range of facilities are available. The property is being sold with no upward chain and the centrally heated and double glazed accommodation briefly comprises to the ground floor two reception rooms, kitchen and bathroom and to the first floor three bedrooms and stands with small garden to rear. This home would ideally suit the young and growing family and we recommend a early viewing.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

FRONT RECEPTION ROOM

11' 6" x 11' 0" (3.51m x 3.35m) UPVC sealed double glazed window to front aspect, traditional tiled fire surround with inset gas fire, radiator, meters cupboard.

INNER LOBBY

Under stairs cupboard

REAR RECEPTION ROOM

12' 2" x 10' 11" (3.71m x 3.33m) Enclosed stairs to first floor, radiator, UPVC sealed double glazed window, display fire surround.

KITCHEN

13' 2" x 6' 10" (4.01m x 2.08m) Comprising sink unit with cupboards under, shelved pantry, UPVC sealed double glazed window, free standing gas boiler.

OUTER LOBBY

Built in cupboard, UPVC sealed double glazed door to rear garden.





BATHROOM

6' 11" x 6' 7" (2.11m x 2.01m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, tiled splash back, UPVC sealed double glazed window.

FIRST FLOOR LANDING

BEDROOM 1

12' 6" x 11' 3" (3.81m x 3.43m) Double radiator, UPVC sealed double glazed window.

BEDROOM 2

12' 3" x 9' 4" (3.73m x 2.84m) Double radiator, UPVC sealed double glazed window, built in cupboard.

BEDROOM 3

UPVC sealed double glazed window.

OUTSIDE

Patio garden to rear.

SERVICES

All main services are understood to be available. 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 A

FLOOR PLANS

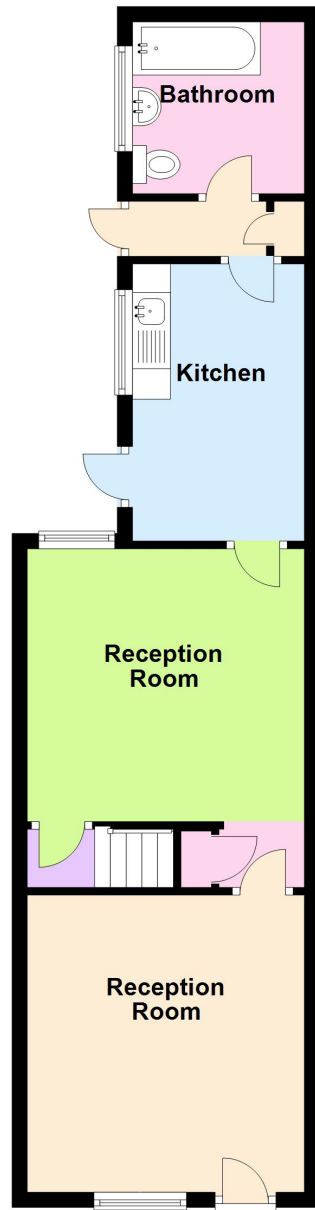
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale.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

IMPORTANT INFORMATION

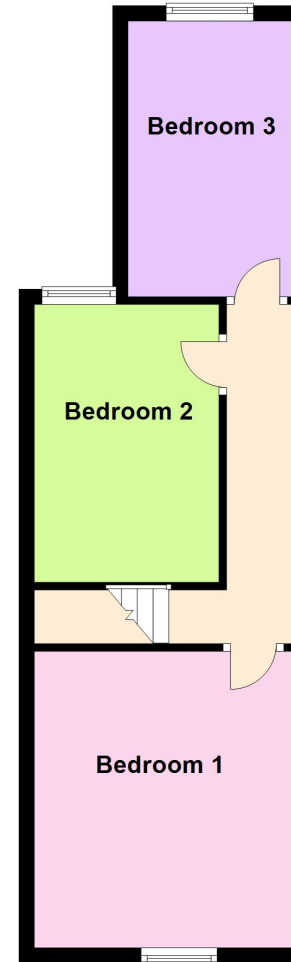
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.



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

