



638 Aylestone Road, Leicester LE28JD

MOORE  
& YORK



### Property at a glance:

- Established Bay Windowed Semi
- Easy Access Fosse Park & M1/M69 Junction
- Three Bedrooms & Bathroom
- Gas Central Heating & D\G
- Lounge/Dining Room
- Parking & Garage
- Popular Location
- Ideal Buy For Growing Family

£255,000 Freehold



Established three bedroom semi detached home situated in a desirable location offering easy access to local facilities and within a short drive of the popular Fosse Park Retail Centre and the M1/M69 road junction offering excellent transport links. The centrally heated and double glazed accommodation briefly comprises to the ground floor entrance porch, entrance hall, lounge/dining room and kitchen and to the first floor three bedrooms and bathroom and stands with gardens to front and side with shared driveway to side leading to rear garage. The property would ideally suit the young and growing family and we recommend a early viewing.

#### DETAILED ACCOMMODATION

Leaded light and stained sealed double glazed door leading to;

#### ENTRANCE PORCH

Hardwood and glazed door leading to;

#### ENTRANCE HALL

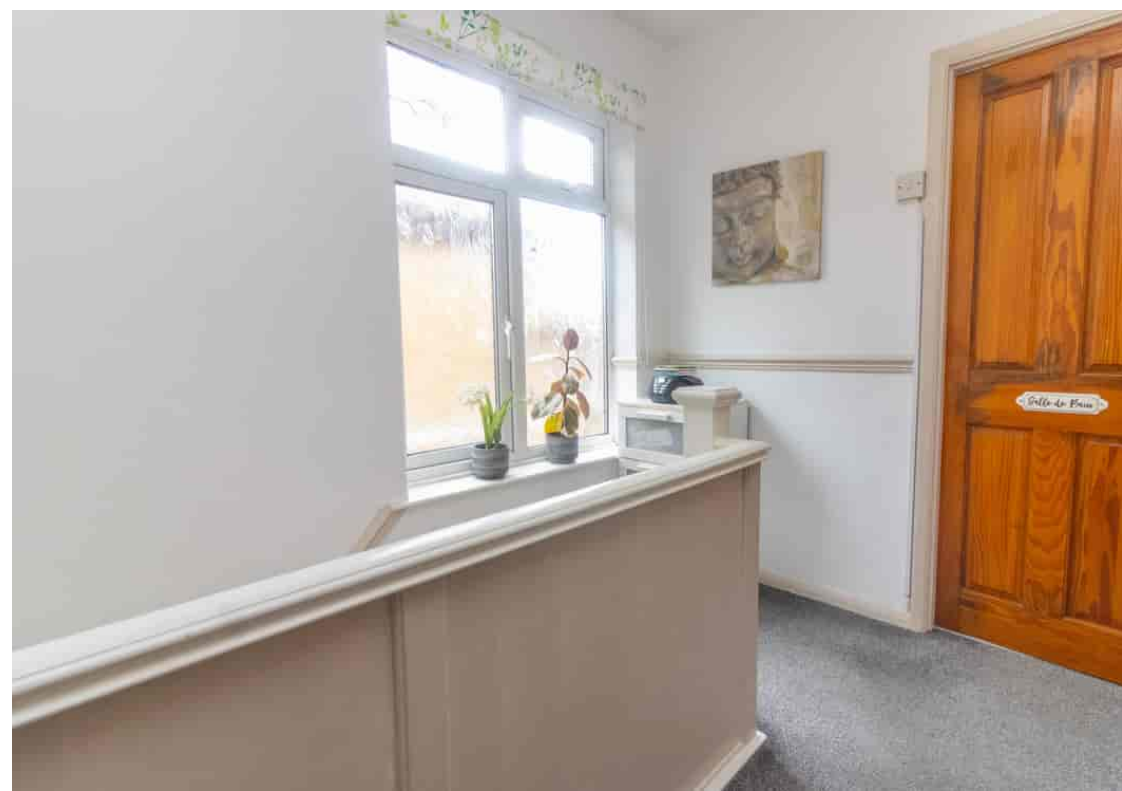
Stairs leading to first first floor accommodation, under stairs cupboard, covered radiator.

#### LOUNGE/DINING ROOM

24' 11" x 10' 8" (7.59m x 3.25m) Display fire and surround, UPVC sealed double glazed circular bay window, radiators, UPVC sealed double glazed window, TV point.

#### KITCHEN

16' 3" x 8' 5" (4.95m x 2.57m) CFomprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, radiator, plumbing for washing machine and dishwasher, UPVC sealed double glazed door and window to rear aspect.





Small bottles and containers on the shelf above the bed.

Stack of boxes, including Reebok and Puma, on the floor next to the bed.

A single pendant light hanging from the ceiling.

Green curtains on the left side of the bay window.

Green curtains on the right side of the bay window.

White radiator under the bay window.

White dresser with a television on top.

## FIRST FLOOR LANDING

UPVC sealed double glazed window.

## BEDROOM 1

10' 11" x 10' 0" (3.33m x 3.05m) Radiator, UPVC sealed double glazed circular bay window, fitted wardrobes.

## BEDROOM 2

12' 2" x 10' 7" (3.71m x 3.23m) Radiator, UPVC sealed double glazed window, boiler cupboard.

## BEDROOM 3

7' 8" x 6' 3" (2.34m x 1.91m) Radiator, UPVC sealed double glazed window,

## BATHROOM

6' 2" x 5' 10" (1.88m x 1.78m) 6' 2" x 5' 10" (1.88m x 1.78m) Three piece suite comprising P-Shaped bath with shower over, pedestal wash hand basin and low level WC, radiator, access to loft, large tiling throughout, UPVC sealed double glazed window.

## OUTSIDE

Lawn garden to front with dwarf wall frontage, shared driveway to side leading to garage and parking, easily maintainable patio garden to rear.

## 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.

## COUNCIL TAX BAND

Leicester C

## EPC RATING

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## TENURE

Freehold

## 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.

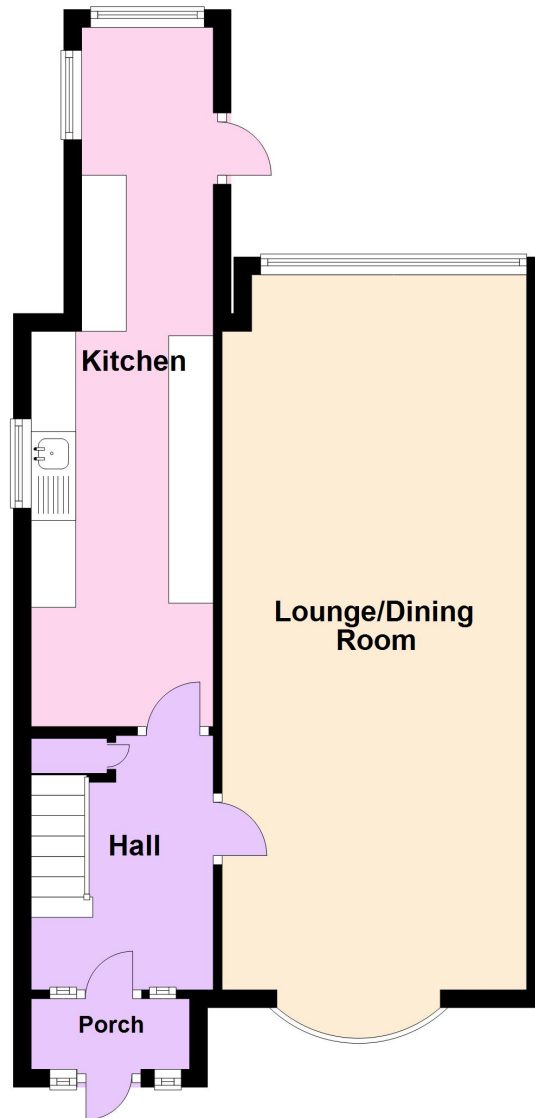
## IMPORTANT INFORMATION

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.



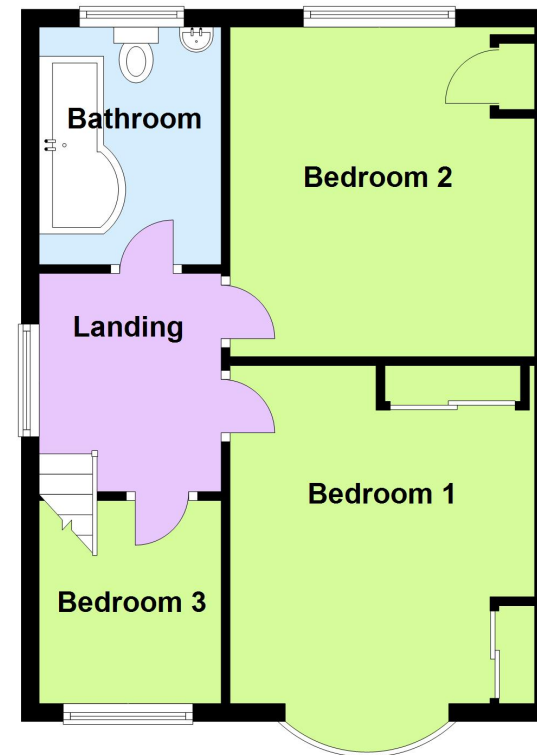
## Ground Floor

Approx. 49.8 sq. metres (536.6 sq. feet)



## First Floor

Approx. 42.4 sq. metres (456.5 sq. feet)



Total area: approx. 92.3 sq. metres (993.0 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

