



69 Haddenham Road, Leicesterle32bh

MOORE  
& YORK



### Property at a glance:

- Victorian Bay Window Terrace
- Open Aspect Views To Rear
- Two Double Bedrooms
- Original Features
- No Upward Chain
- Two Reception Rooms
- Easy Access Fosse Park & M1/M69 Junction
- Ideal Investment & FTB

Asking price £175,000 Freehold



Victorian single bay window terrace home situated in this popular location offering easy access to local facilities of Narborough Road and within a short drive of the popular Fosse Park Retail Centre and the M1/M69 road junction with its excellent transport link. The property is being sold with no upward chain and the centrally heated and partial double glazed accommodation comprises to the ground floor lounge, dining room and kitchen and to the first floor two double bedrooms and bathroom and stands with easily maintainable garden to rear with open aspect views and small garden to front. The property would ideally suit the first time buyer and investment purchaser

#### DETAILED ACCOMMODATION

Hardwood door leading to:

#### LOUNGE

14' 2" x 11' 5" (4.32m x 3.48m) UPVC sealed double glazed bay window to front aspect, radiator, wall mounted gas fire in hardwood surround, TV point, ornate coving, picture rail.

#### DINING ROOM

12' 0" x 11' 5" (3.66m x 3.48m) Radiator, stairs leading to first floor accommodation, window to rear aspect.

#### KITCHEN

13' 5" x 6' 2" (4.09m x 1.88m) Comprising sink unit with cupboard under, matching base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, tiled splash backs, plumbing for washing machine, door to rear garden.

#### FIRST FLOOR LANDING

#### BEDROOM 1

14' 2" x 12' 11" (4.32m x 3.94m) Radiator, UPVC double glazed bay window to front aspect.





## BEDROOM 2

12' 1" x 10' 1" (3.68m x 3.07m) Radiator, over stairs cupboard, window to rear aspect.

## BATHROOM

13' 4" x 6' 3" (4.06m x 1.91m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, easy wipe splash backs, airing cupboard, wall mounted gas boiler.

## OUTSIDE

Small gated garden to front and easily maintainable garden to rear with brick built outhouses.

## SERVICES

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

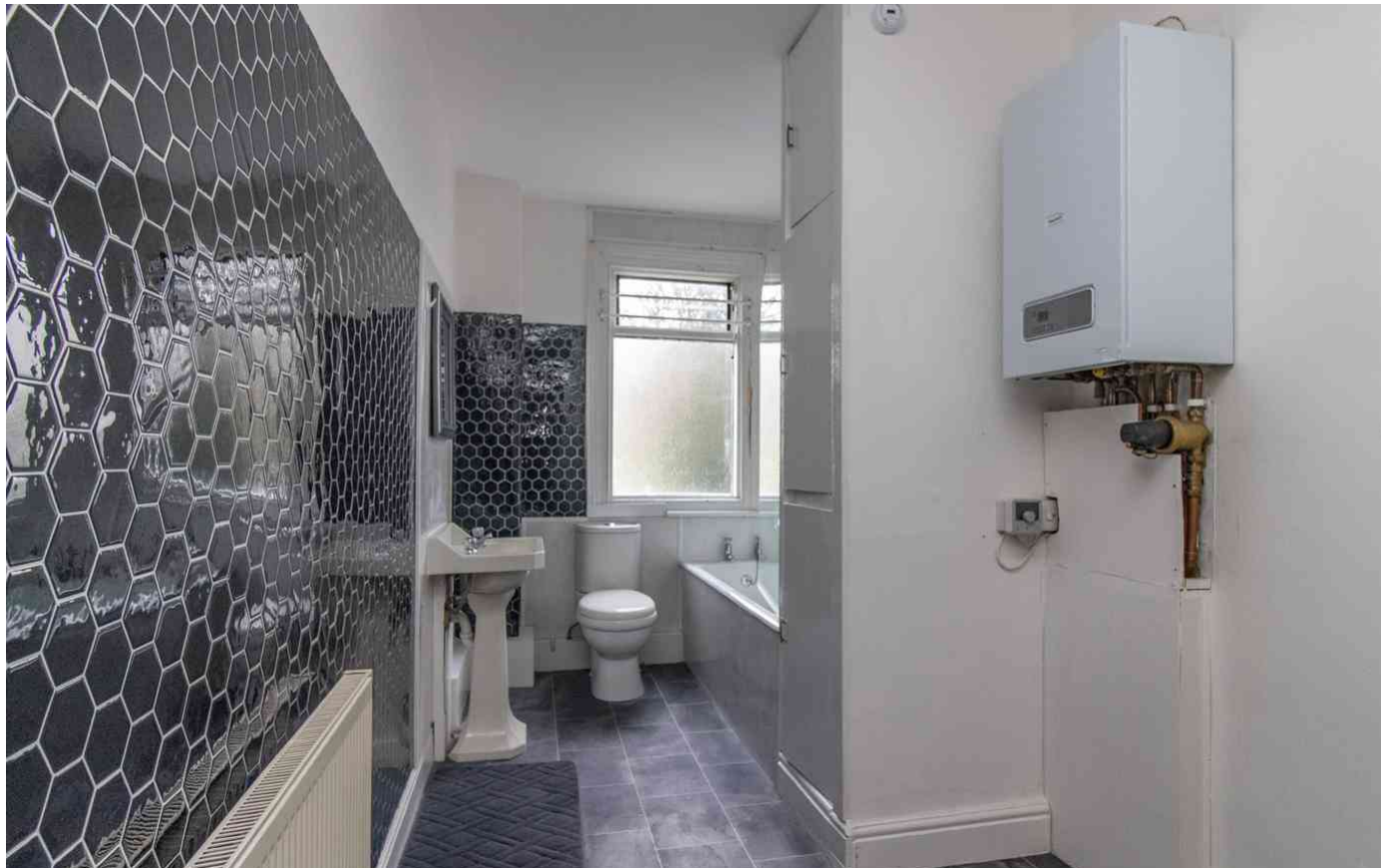
Freehold

## COUNCIL TAX BAND

Leicester A

## EPC RATING

D







## **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.

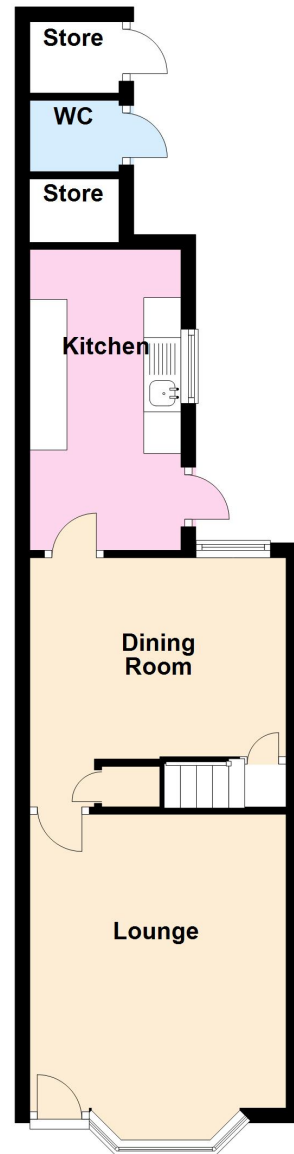
## **IMPORTANT INFORMATION**

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. 38.0 sq. metres (408.8 sq. feet)



### First Floor

Approx. 37.0 sq. metres (398.0 sq. feet)



Total area: approx. 75.0 sq. metres (806.9 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

