



30 Welbeck Avenue, Leicester LE40ED

MOORE
& YORK



Property at a glance:

- Established Semi Detached Home
- 50% Shared Ownership
- Staircase Option of Increasing Ownership
- Three Bedrooms, WC & Bathroom
- Gas Central Heating & D\G
- Lounge, Kitchen & Conservatory
- Easy Access All Local Facilities
- No Upward Chain

Guide Price £140,000 Leasehold



Established three bedroom semi detached home being sold on a 50% shared ownership basis situated within easy access of all local facilities and within a short drive of The Leicester City Centre and the Western Bypass offering excellent transport links. The centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, lounge, kitchen, conservatory and utility room and to the first floor three bedrooms, cloakroom and bathroom and stands with nicely presented gardens to rear and off road parking to front. The property has a staircase option of increasing the percentage ownership over a period of time and would ideally suit the first time

DETAILED ACCOMMODATION

Hardwood and patterned glazed door leading to:

ENTRANCE HALL

Stairs leading to first floor accommodation, under stairs cupboard, UPVC sealed double glazed window.

LOUNGE

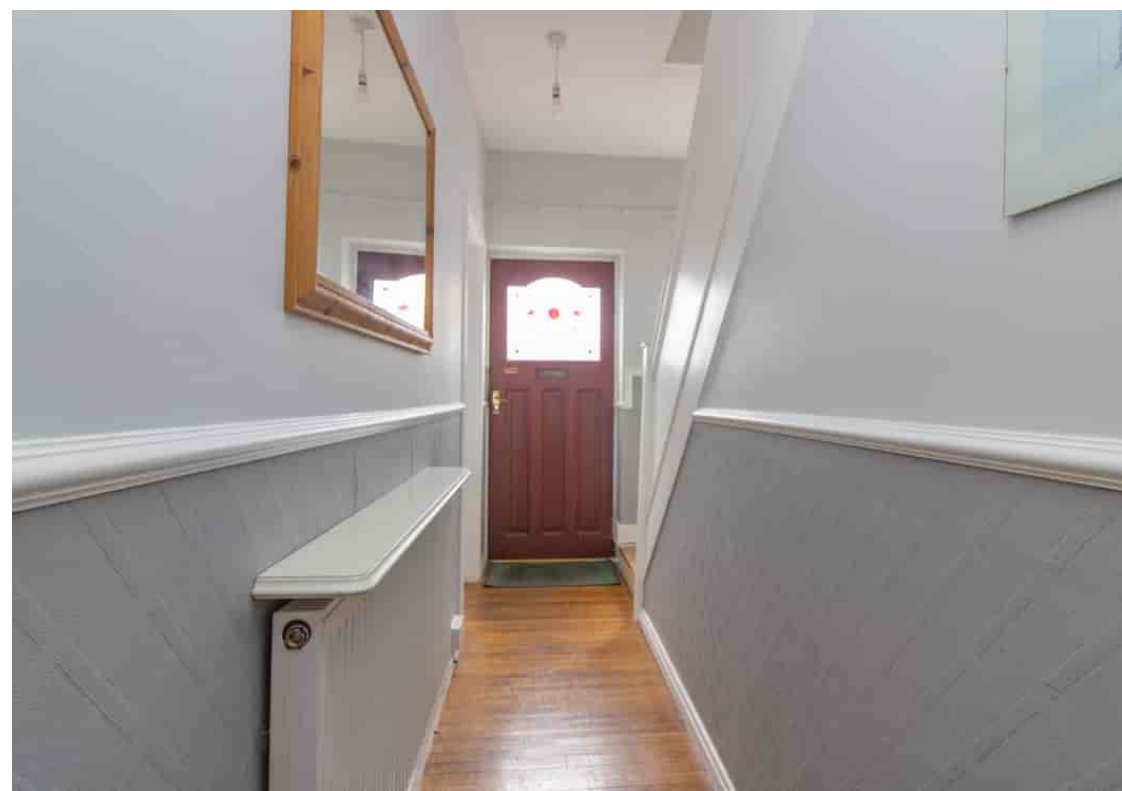
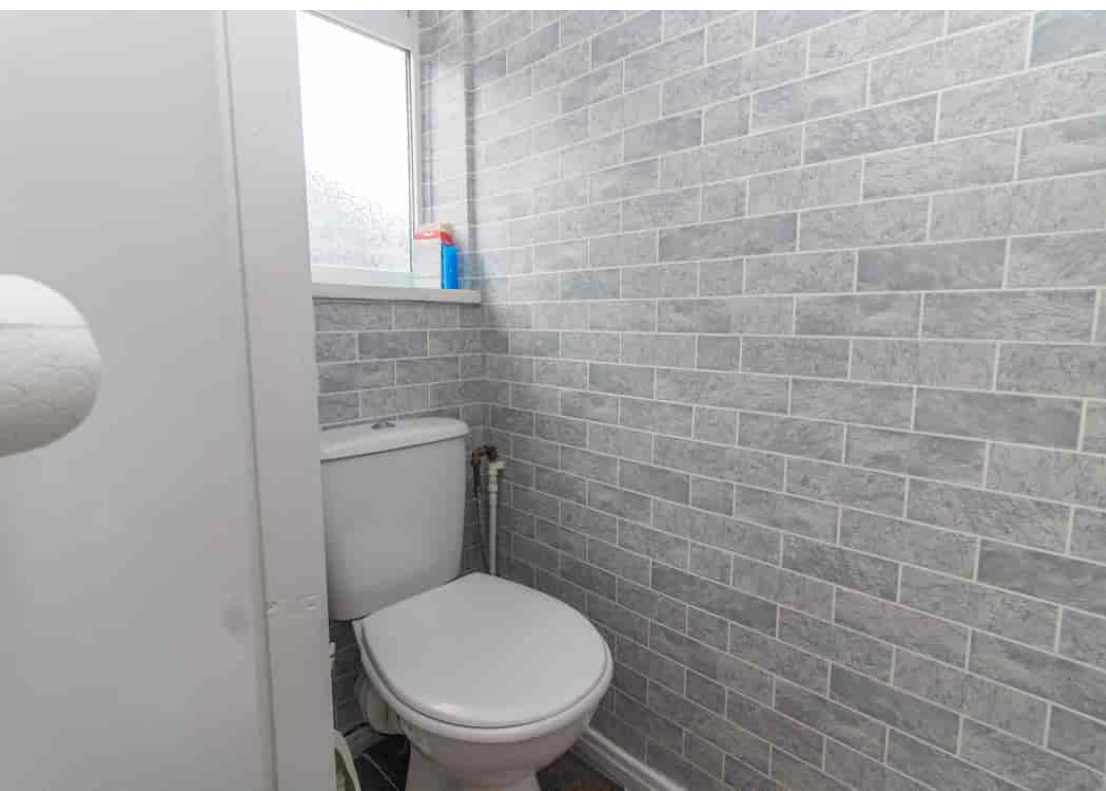
15' 2" x 9' 7" (4.62m x 2.92m) Radiator, display fire and surround, TV point, UPVC sealed double glazed bay window.

KITCHEN/DINING ROOM

24' 0" x 8' 11" (7.32m x 2.72m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, utility space, fridge/freezer space, tiled splash back, UPVC sealed double glazed door to rear garden.

CONSERVATORY

15' 3" x 7' 5" (4.65m x 2.26m) Radiator, tiled flooring, UPVC sealed double glazed French doors to rear garden and windows overlooking garden.





UTILITY ROOM

8' 4" x 5' 4" (2.54m x 1.63m) Comprising sink unit with cupboard under, plumbing for washing machine, wall mounted eye level cupboards, UPVC sealed double glazed window.

FIRST FLOOR LANDING

UPVC sealed double glazed window, access to loft space, over stairs cupboard housing central heating boiler.

BEDROOM 1

12' 0" x 10' 0" (3.66m x 3.05m) Fitted wardrobes, radiator, UPVC sealed double glazed window.

BEDROOM 2

11' 7" x 8' 10" (3.53m x 2.69m) Radiator, UPVC sealed double glazed window.

BEDROOM 3

7' 0" x 6' 10" (2.13m x 2.08m) Radiator, UPVC sealed double glazed window.

CLOAKROOM

Low level WC, UPVC sealed double glazed window.

BATHROOM

5' 6" x 5' 4" (1.68m x 1.63m) Two piece suite comprising panelled bath with shower over and sink unit, heated towel rail, UPVC sealed double glazed window.

OUTSIDE

Nicely presented garden to rear comprising formal shaped lawns with well stocked floral and evergreen beds, two seating areas, off road parking to front with evergreen borders.

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.

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

Leasehold
The property is being sold on a 50% shared ownership basis with Platform Housing Association.
The rental charge is Approximately £150pcm.
The lease is presently 76 years and is in process of being increased to 99 years.

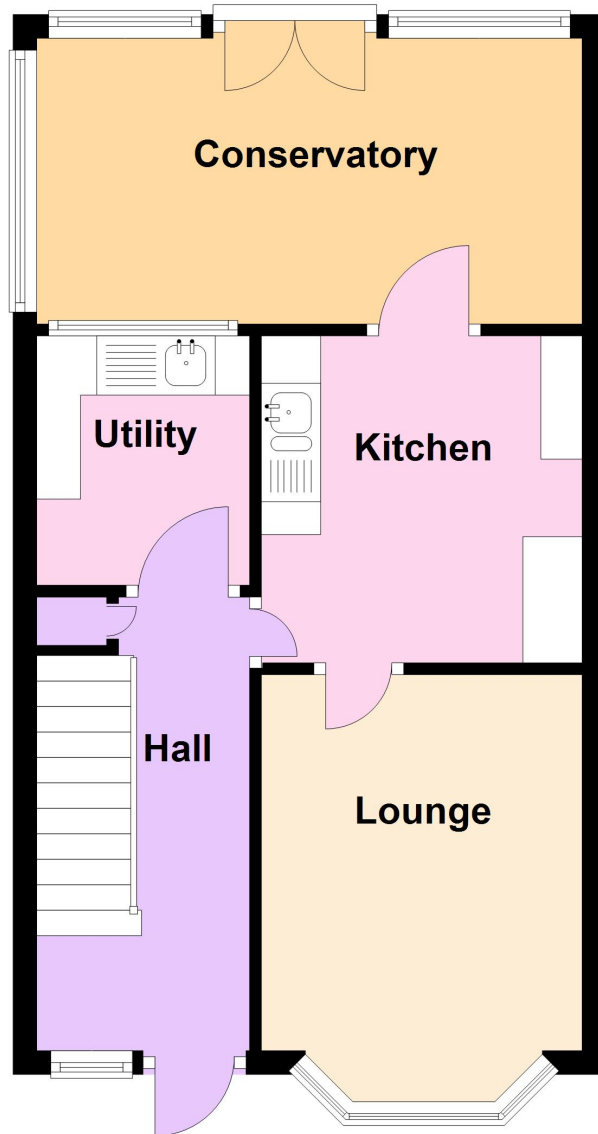
COUNCIL TAX BAND

Leicester B

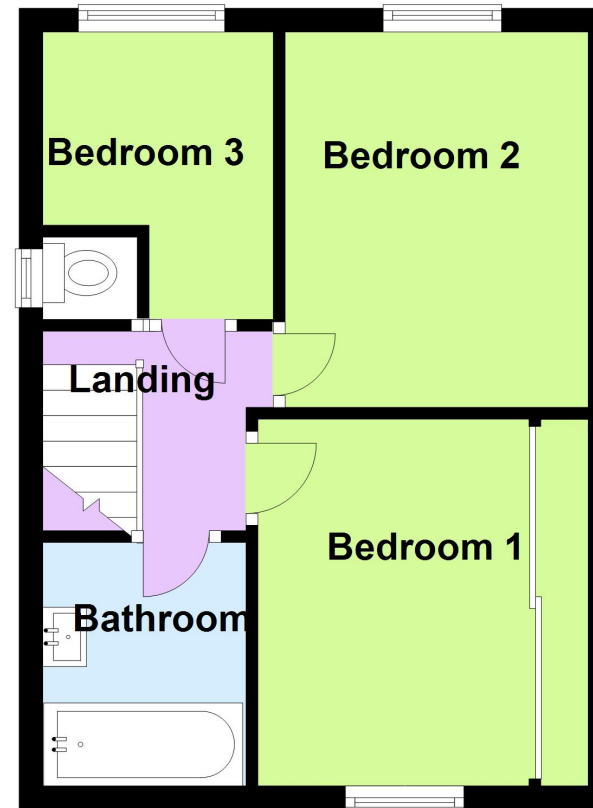
EPC RATING

TBC

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

