



30 Evesham Road, Leicester LE32BD

MOORE
& YORK



Property at a glance:

- Spacious Established Detached Home
- Lounge & Dining Kitchen
- Short Drive Fosse Shopping Park & M1/M69 Road Junction
- Gas Central Heating & D\G
- Four Bedrooms & Shower Room
- No Onward Chain
- Integral Garage & Off-Road Parking
- Ideal For Growing Family

Asking Price £320,000 Freehold



Deceptively spacious four bedroom established semi detached home nicely located within easy access of all local facilities and within a short drive of popular Fosse Park Retail centre, the countryside walks and bike rides of Everards Meadows and the M1/M69 road junction offering excellent transport links. The property is being sold with no onward chain and the centrally heated and double glazed accommodation briefly comprises to the ground floor reception room, cloakroom/WC, inner hallway, lounge and kitchen/dining room and to the first floor four bedrooms and shower room and stands with easily maintainable garden to rear and integral garage to front. The property would ideally suit the young and growing family and we highly recommend a early viewing.

DETAILED ACCOMMODATION

UPVC sealed double glazed wood stained style leaded light picture stained door leading to;

RECEPTION ROOM

9' 10" x 7' 10" (3.00m x 2.39m) Radiator, wood stained style UPVC sealed double glazed side panels to front door.

CLOAKROOM

Low level WC and wash hand basin, tiled splash backs, wood stained style UPVC sealed double glazed window.



INNER HALLWAY

Private door to garage to front aspect.

KITCHEN/DINING ROOM

14' 3" x 9' 9" (4.34m x 2.97m) Comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, plumbing for washing machine, fridge/freezer space, radiator, wood stained style UPVC sealed double glazed window, tiled splash backs, tiled flooring.





Lounge

13' 5" x 12' 11" (4.09m x 3.94m) Radiator, TV point, sealed double glazed sliding patio door to rear garden.

FIRST FLOOR LANDING

Wood stained style UPVC sealed double glazed window.

BEDROOM 1

12' 11" x 12' 11" (3.94m x 3.94m) Radiator, wood stained style UPVC sealed double glazed window.

BEDROOM 2

12' 11" x 11' 5" (3.94m x 3.48m) Radiator, wood stained style UPVC sealed double glazed window.

BEDROOM 3

9' 10" x 7' 10" (3.00m x 2.39m) Radiator, wood stained style UPVC sealed double glazed window.

BEDROOM 4

9' 10" x 7' 10" (3.00m x 2.39m) Radiator, wood stained style UPVC sealed double glazed window.

SHOWER ROOM

9' 10" x 5' 10" (3.00m x 1.78m) Three piece suite comprising walk in tiled shower cubicle, pedestal wash hand basin and low level WC, radiator, tiled throughout, airing cupboard housing central heating boiler.

OUTSIDE

Easily maintainable patio private garden to rear. Integral garage to front with up and over door power and light.

SERVICES

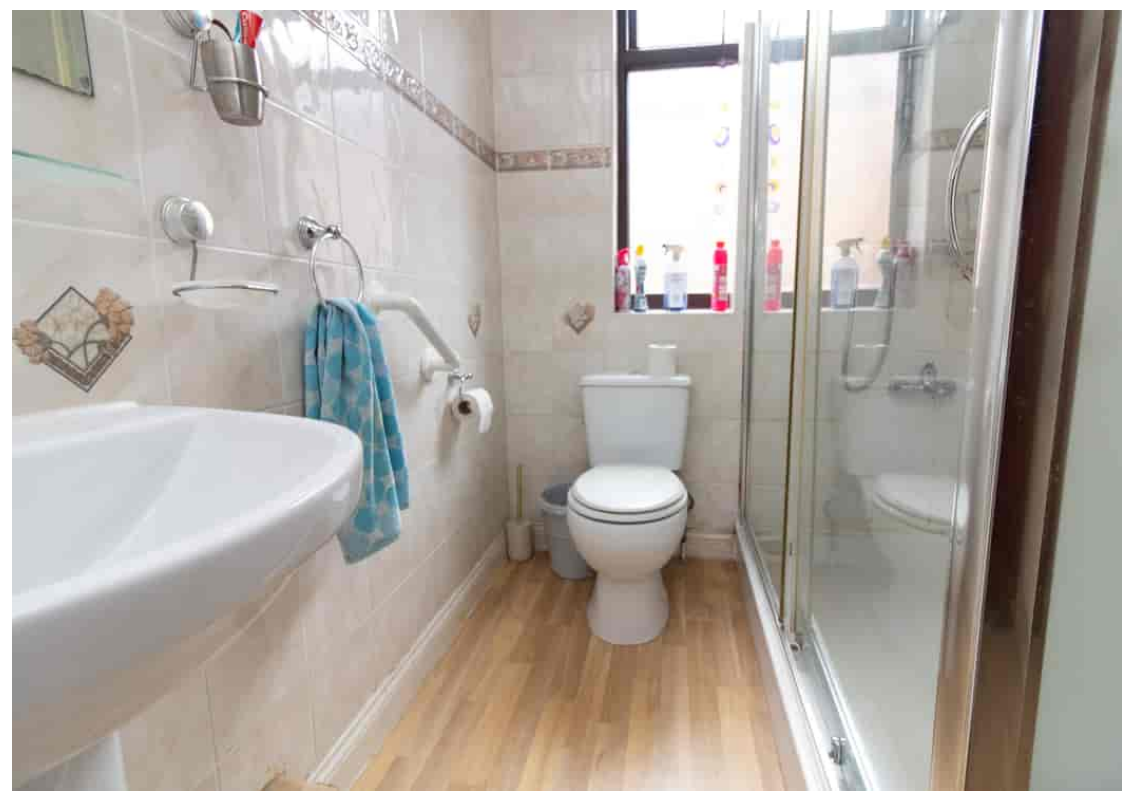
All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

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.

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

Freehold

COUNCIL TAX BAND

Leicester City B

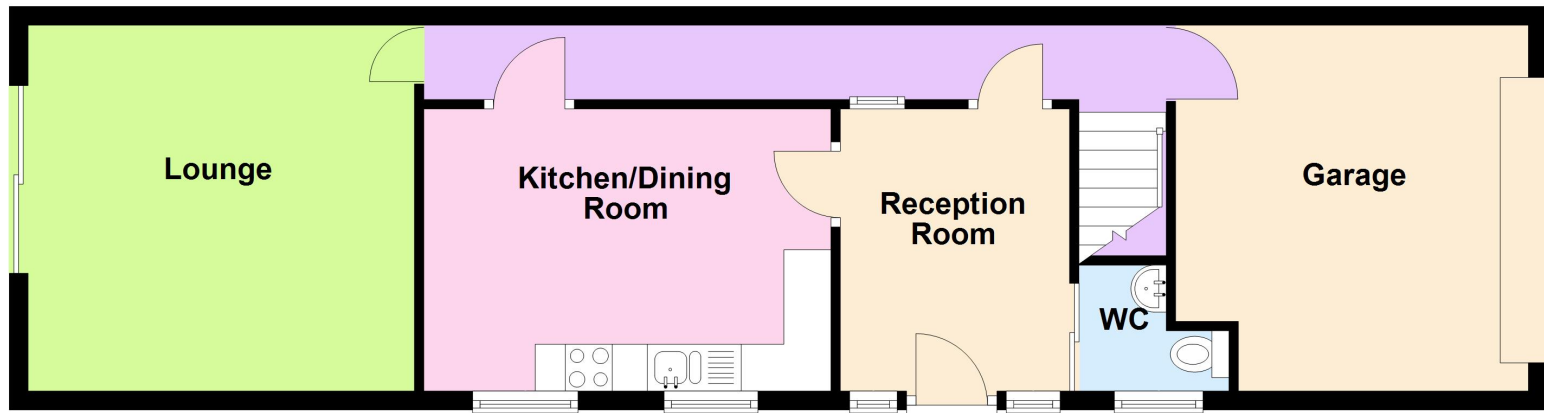
EPC RATING

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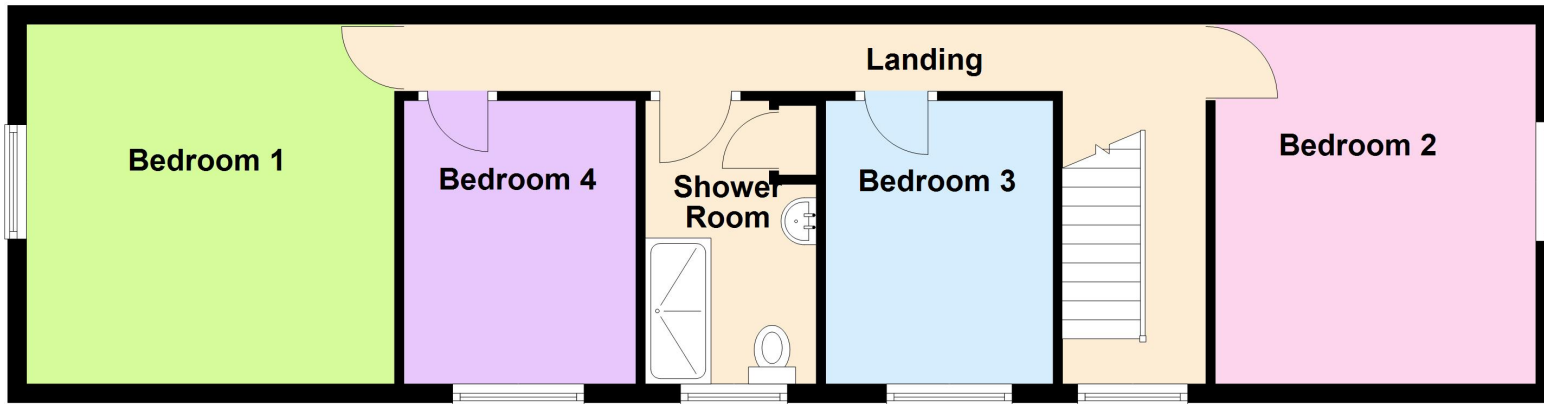
IMPORTANT INFORMATION

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

