



26 Merton Avenue

Leicester LE36BF

MOORE
& YORK



Property at a glance:

- Character Terraced Villa
- Three Bedrooms
- Conservation Area
- Two Reception Rooms & Kitchen
- Feature Cul-De-Sac Location
- Popular Location
- Viewing Essential

£215,000 Freehold



Victorian character bay window three bedroom mid terraced home situated in a feature cul-de-sac location in the heart of the St. Pauls Conservation Area offering easy access to all local amenities and the Leicester City Centre. The well planned centrally heated accommodation briefly comprises to the ground floor entrance hall, lounge, dining room and kitchen/breakfast room and to the first floor three bedrooms and bathroom and stands with courtyard garden to rear and parking to front. Ideally suited to the first time buyer and investment purchaser alike we highly recommend a early viewing.

DETAILED ACCOMMODATION

Hardwood door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation.

LOUNGE

13' 8" x 11' 0" (4.17m x 3.35m) Sash bay window to front aspect, TV point, telephone point, display recess to chimney breast,, picture rail, meter cupboard.



DINING ROOM

11' 11" x 11' 1" (3.63m x 3.38m) Radiator, UPVC sealed double glazed window, display fire surround, ornate coving, picture rail.

KITCHEN/BREAKFAST ROOM

17' 8" x 7' 10" (5.38m x 2.39m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven/grill and five burner hob with extractor fan over set in stainless steel hob, tiled splash back, stone tiled flooring, wall mounted gas boiler, UPVC sealed double glazed window and french doors top rear garden.





FIRST FLOOR LANDING

Access to loft space with pull down ladder.

BEDROOM 1

14' 2" x 10' 11" (4.32m x 3.33m) Double radiator, UPVC sealed double glazed window.

BEDROOM 2

12' 0" x 8' 6" (3.66m x 2.59m) Double radiator, UPVC sealed double glazed window.

BEDROOM 3

8' 7" x 8' 0" (2.62m x 2.44m) Radiator, UPVC sealed double glazed window.

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, radiator.

OUTSIDE

Slate and patio sitting area to rear with floral borders. Off road parking for small car to front.

SERVICES

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with UPVC sealed units.

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

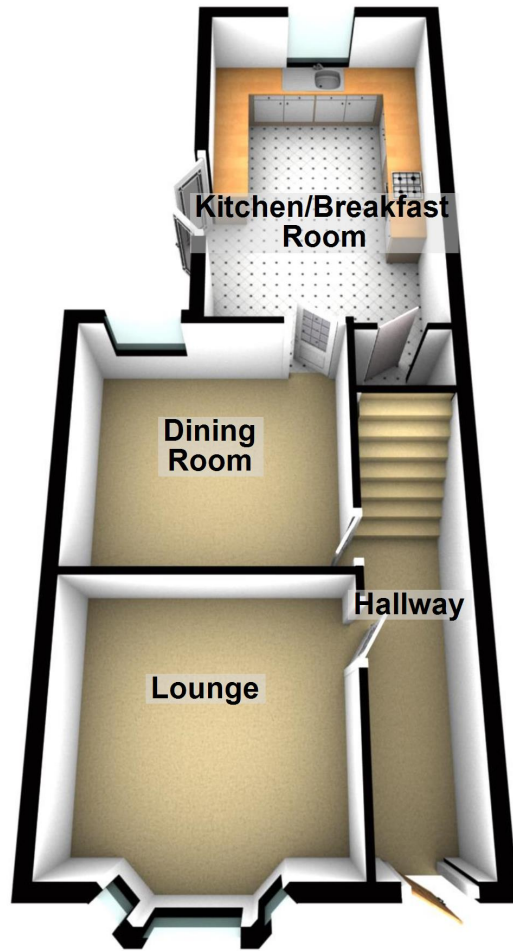
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale.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

IMPORTANT INFORMATION

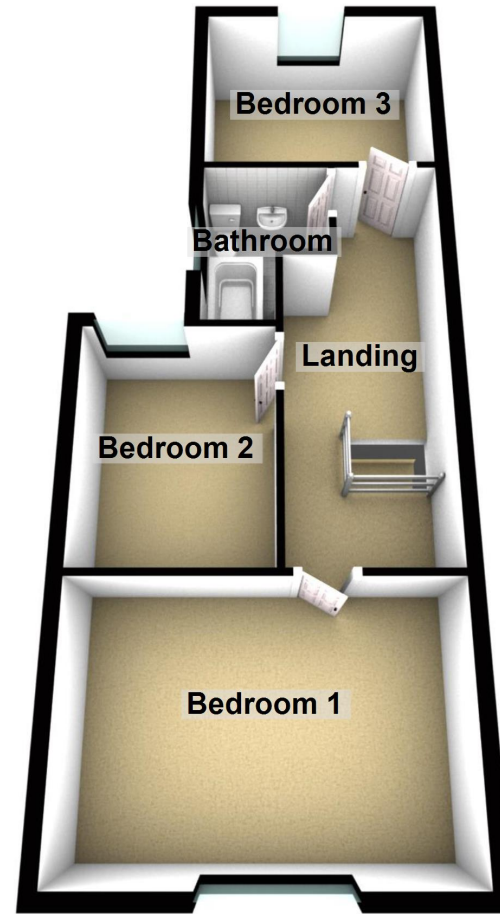
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



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

