



56 Tetuan Road, Leicester LE39RS

MOORE
& YORK



Property at a glance:

- Established Town House
- Feature Elevated Landscaped Gardens
- Walking Distance Local Facilities
- Large Double Bedroom Potential Convert Two Bedrooms
- Kitchen/Dining Room, Lounge & Conservatory
- Off Road Parking
- Ideal For Growing Family

ASKING PRICE £250,000

Freehold



Nicely presented established town house situated within walking distance of all local amenities and Fosse Recreation Grounds and within a short drive of the Leicester City Centre. This lovely home stands with feature landscaped rear garden with elevated views and the centrally heated and double glazed accommodation briefly comprises entrance hall, well fitted kitchen/dining room, lounge and conservatory to ground floor and to the first floor large double bedroom, offering scope to convert to two bedrooms, further double bedroom and bathroom with off road parking to front. The property would ideally suit the young and growing family and we recommend a early viewing

DETAILED ACCOMMODATION

Composite door leading to;

ENTRANCE HALL

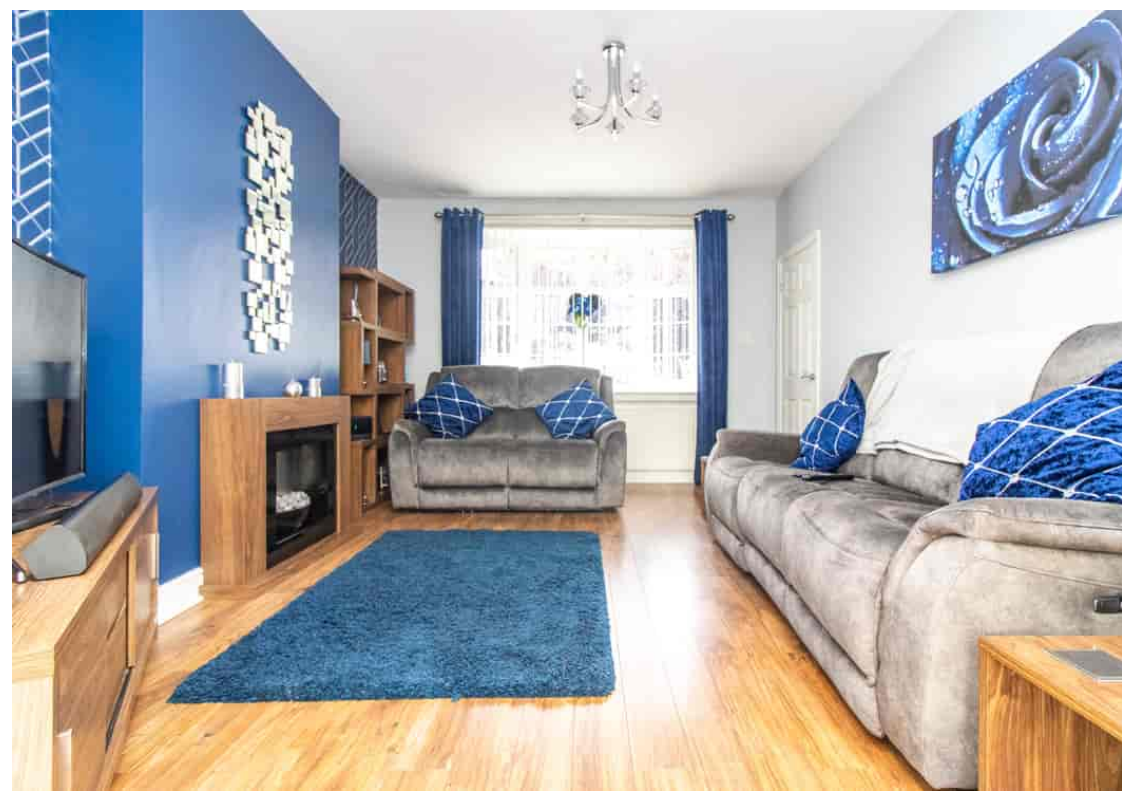
Radiator, stairs leading to first floor accommodation

KITCHEN

15' 11" x 9' 5" (4.85m x 2.87m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in range cooker with extractor fan over set in stainless steel hood, fridge/freezer recess, shelved pantry, concealed central heating boiler, heated towel rail, UPVC sealed double glazed window, UPVC sealed double glazed French doors to rear gardens.

LOUNGE

16' 0" x 11' 11" (4.88m x 3.63m) Radiator, UPVC sealed double glazed bow window, TV point, display fire and surround, UPVC sealed double glazed French doors leading to;





CONSERVATORY

13' 10" x 9' 7" (4.22m x 2.92m) UPVC sealed double glazed window overlooking gardens, vertical designer radiator, matching door to rear garden.

FIRST FLOOR LANDING

Radiator, UPVC sealed double glazed picture window.

BEDROOM 1

15' 3" x 11' 11" (4.65m x 3.63m) Dual aspect UPVC sealed double glazed windows, radiator.

BEDROOM 2

11' 1" x 10' 1" (3.38m x 3.07m) Radiator, wardrobe recess, UPVC sealed double glazed window.

BATHROOM

8' 1" x 5' 0" (2.46m x 1.52m) Three piece suite comprising paneled bath with shower over, Vanity sink unit and low level WC, radiator, UPVC sealed double glazed window.

OUTSIDE

Tarmac off road parking to front with pebbled and evergreen garden area. Well designed feature landscaped garden to rear comprising elevated seating area and sleeper steps with evergreen and floral beds leading to two artificial lawn areas

VIEWING

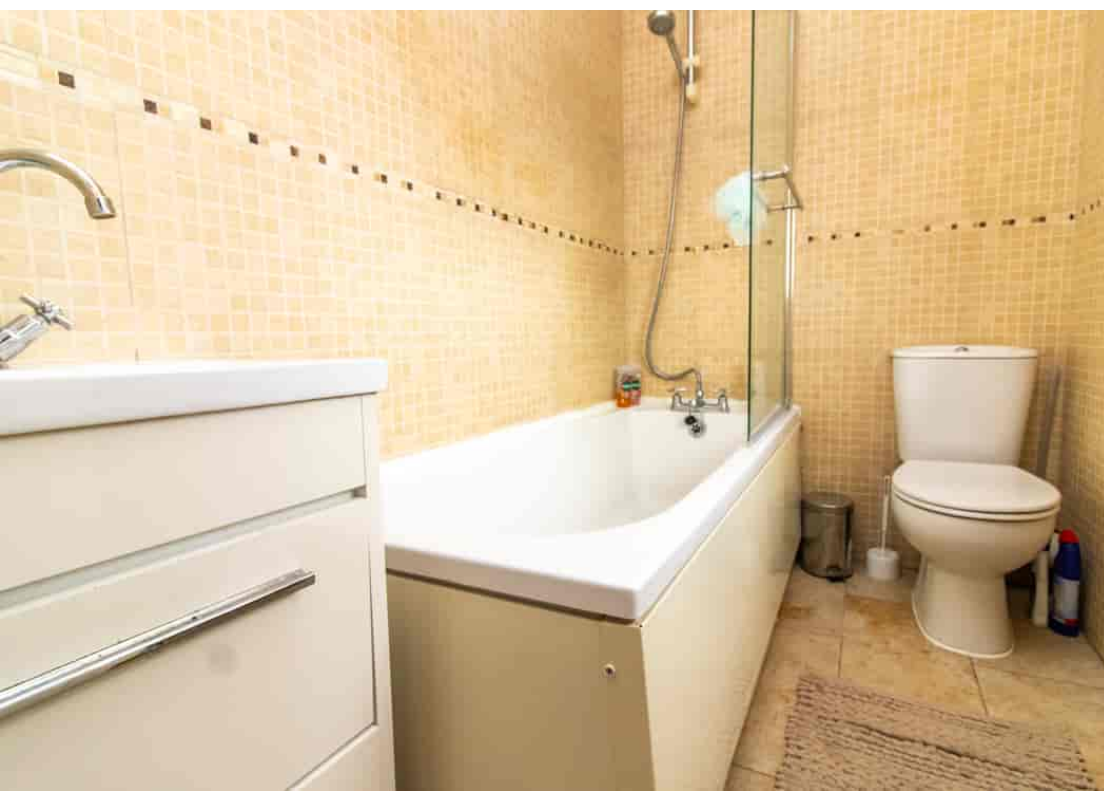
Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

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.









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

EPC RATING

TBC

COUNCIL TAX BAND

Leicester A

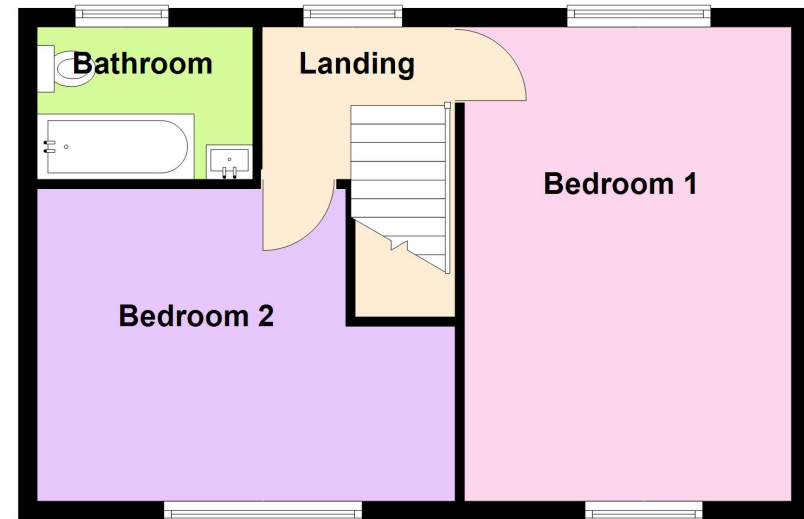
IMPORTANT INFORMATION

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

