



44 Cashmore View, Leicester LE4 2GL

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MOORE  
& YORK





### Property at a glance:

- Spacious Semi Detached Home
- Good Sized Plot
- No Onward Chain
- Lounge, Dining Room & Kitchen
- Three Double Bedrooms & Bathroom
- Gas Central Heating & D\G
- Ideal For Young And Growing Family

Asking Price £225,000 Freehold



Spacious three bedroom semi detached home standing on a good sized plot ideally located within easy access of all local facilities and within a short drive of Glenfield Hospital and the Western bypass 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 entrance hall, lounge, dining room, kitchen and cloakroom/WC and to the first floor three double bedrooms and bathroom and stands with widening frontage and good sized garden to rear. The property would ideally suit the growing family and we recommend a early viewing.

### DETAILED ACCOMMODATION

Sealed double glazed door leading to:

#### ENTRANCE HALL

Radiator, stairs leading to first floor accommodation, built in cupboard.

#### LOUNGE

12' 11" x 12' 8" (3.94m x 3.86m) Display fire and surround, radiator, UPVC sealed double glazed window.

#### DINING ROOM

10' 2" x 9' 2" (3.10m x 2.79m) Radiator, UPVC sealed double glazed window.



### KITCHEN

10' 2" x 9' 5" (3.10m x 2.87m) Comprising sink unit with cupboards under, matching base unit with work surface over, drawers and cupboards under, complementary wall mounted eye level cupboard, tiled flooring, radiator, UPVC sealed double glazed window, plumbing for washing machine, tiled splash backs

#### OUTER LOBBY

Door to rear garden, shelved storage cupboard.

#### CLOAKROOM

Low level WC and corner sink.



### FIRST FLOOR LANDING

Access to loft space, UPVC sealed double glazed window, central heating cupboard.

### BEDROOM 1

10' 10" x 10' 6" (3.30m x 3.20m) Radiator, UPVC sealed double glazed window, built in cupboard.

### BEDROOM 2

10' 9" x 10' 0" (3.28m x 3.05m) Radiator, UPVC sealed double glazed window, built in cupboard.

### BEDROOM 3

8' 5" x 8' 2" (2.57m x 2.49m) Radiator, UPVC sealed double glazed window, over stairs cupboard.

### BATHROOM

7' 9" x 5' 4" (2.36m x 1.63m) Three piece suite comprising paneled bath, Vanity sink unit and low level WC, radiator, UPVC sealed double glazed window, tiled throughout



### OUTSIDE

Widening lawn garden to front providing potential for off road parking, Good sized patio and lawn garden to rear.

### 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

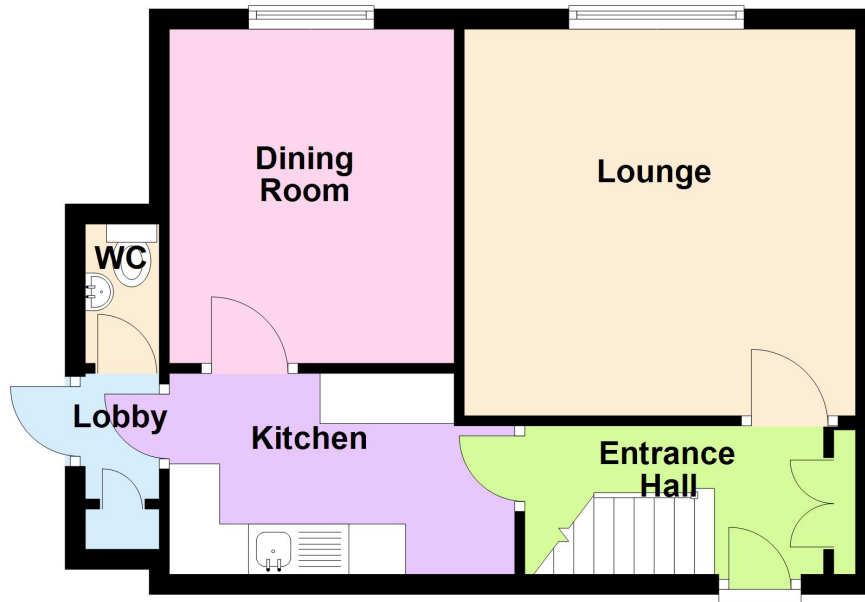
As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. 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

### ANTI-MONEY LAUNDERING

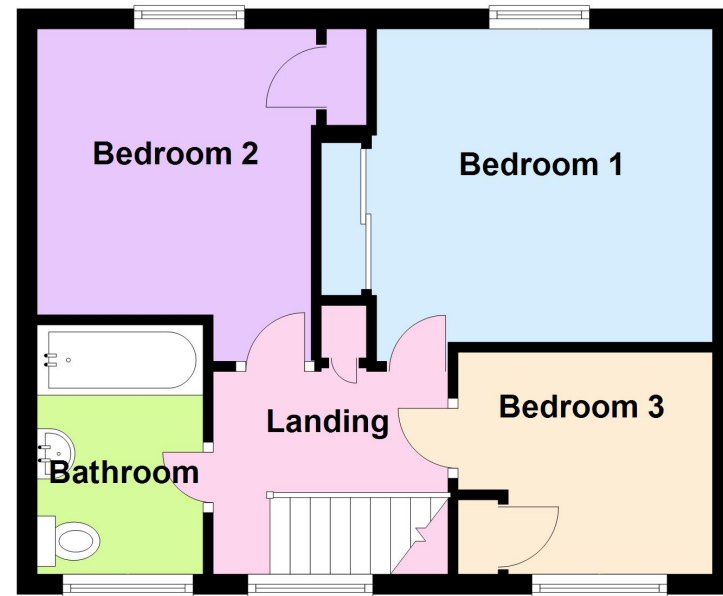
If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks



**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

