



83 Devana Road

Leicester LE21PL

MOORE  
& YORK



### Property at a glance:

- Extended Victorian Terraced Home
- Three Double Bedrooms
- Bathroom & Shower room
- Gas Central Heating & D\G
- No Upward Chain
- Easy Access Local Facilities & Places of Worship
- Two Reception Rooms & Kitchen

Asking Price £215,000 Freehold



Extended three bedroom Victorian mid terraced home situated in this sought after location offering easy access to local shopping and leisure facilities, and places of worship The well presented home is being sold with no upward chain and the well planned centrally heated and double glazed accommodation briefly comprises to the ground floor sitting room, lounge, kitchen, bedroom and shower room and to the first floor two further double bedrooms and family bathroom and stands with patio garden to rear. The property would ideally suit the growing family and we highly recommend a early viewing.

#### DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to:

#### ENTRANCE HALL

Hardwood and glazed door leading to;

#### SITTING ROOM

11' 1" x 10' 6" (3.38m x 3.20m) Radiator, UPVC sealed double glazed window, wall mounted gas fire in traditional tiled surround, ornate coving.

#### LOUNGE

11' 11" x 11' 1" (3.63m x 3.38m) Radiator, UPVC sealed double glazed window, enclosed stairs leading to first floor accommodation.

#### KITCHEN

12' 4" x 6' 4" (3.76m x 1.93m) Comprising sink unit with cupboard under, matching range of base units with work surfaces over, drawers and cupboards, complementary wall mounted eye level cupboards, built in cooker, microwave and four piece gas hob with extractor fan over set in display hood, UPVC sealed double glazed window, central heating boiler, radiator.

#### SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC.





### **BEDROOM 3**

10' 8" x 7' 8" (3.25m x 2.34m) Radiator, UPVC sealed double glazed window.

### **FIRST FLOOR LANDING**

### **BEDROOM 1**

12' 9" x 11' 1" (3.89m x 3.38m) Radiator, UPVC sealed double glazed window, cast iron fire surround.

### **BEDROOM 2**

12' 0" x 9' 8" (3.66m x 2.95m) Radiator, UPVC sealed double glazed window, cast iron fire surround.

### **BATHROOM**

11' 10" x 6' 6" (3.61m x 1.98m) Radiator, UPVC sealed double glazed window, three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, airing cupboard.

### **OUTSIDE**

Patio garden to rear, gated access to side.

### **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.

### **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 A

### **EPC RATING**

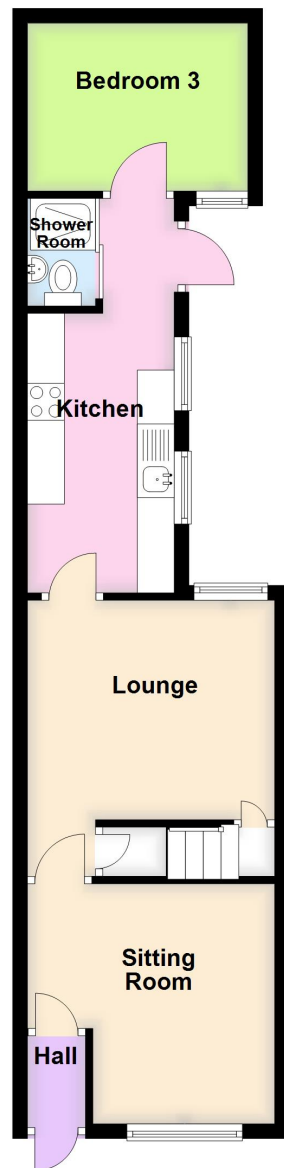
TBC

### **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**  
Approx. 41.7 sq. metres (449.2 sq. feet)



**First Floor**  
Approx. 30.2 sq. metres (324.8 sq. feet)



Total area: approx. 71.9 sq. metres (774.1 sq. feet)

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 â€” 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

