



18 Amy Street, Leicester LE32FB

MOORE
& YORK



Property at a glance:

- Individual Character Detached Home
- Two Double Bedrooms
- Lounge, Dining Room & Kitchen
- Gas Central Heating & D\G
- No Upward Chain
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- Two Reception Rooms & Kitchen
- Viewing Essential

£210,000 Freehold



Individually designed established two bedroom character detached home ideally located within easy access of the popular Fosse Park Retail Centre and M1/M69 road junction offering excellent transport links. The property is being sold with no upward chain and the centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, lounge, dining room and kitchen and to the first floor two double bedrooms and bathroom. This individual home stands with gardens to front and would ideally suit the investment and first time buyer alike

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

ENTRANCE PORCH

Tiled flooring, UPVC leaded light picture window with UPVC sealed double glazed side panels leading to;

ENTRANCE HALL

UPVC sealed double glazed window, stairs leading to first floor accommodation, under stairs cupboard,



DINING ROOM

14' 6" x 8' 3" (4.42m x 2.51m) Double radiator, UPVC sealed double glazed circular bayed window, original stripped door.

LOUNGE

12' 7" x 12' 7" (3.84m x 3.84m) Coal effect gas fire set in display surround, double radiator, UPVC sealed double glazed window, TV point original stripped door.





KITCHEN

10' 6" x 10' 4" (3.20m x 3.15m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, glazed display cabinet, concealed central heating boiler, tiled flooring, plumbing for washing machine, tiled splash back, UPVC sealed double glazed window.

FIRST FLOOR LANDING

UPVC sealed double glazed window.

BEDROOM 1

12' 1" x 11' 6" (3.68m x 3.51m) Double radiator, UPVC sealed double glazed bay window, built in cupboard, original stripped door.

BEDROOM 2

13' 0" x 7' 8" (3.96m x 2.34m) Double radiator, UPVC sealed double glazed window, original stripped door

BATHROOM

8' 7" x 5' 3" (2.62m x 1.60m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window, access to loft, original stripped door.

OUTSIDE

Pebbled garden area to front, patio and lawns 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.









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

COUNCIL TAX BAND

Blaby C

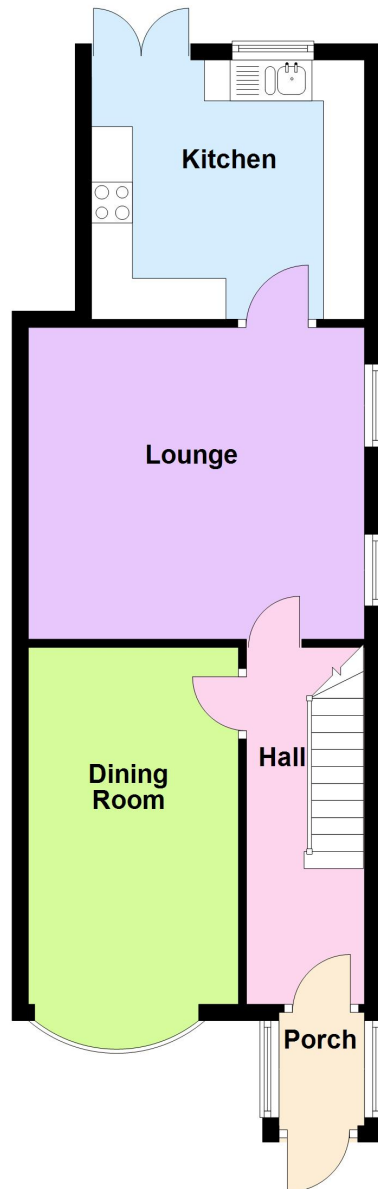
IMPORTANT INFORMATION

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. For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

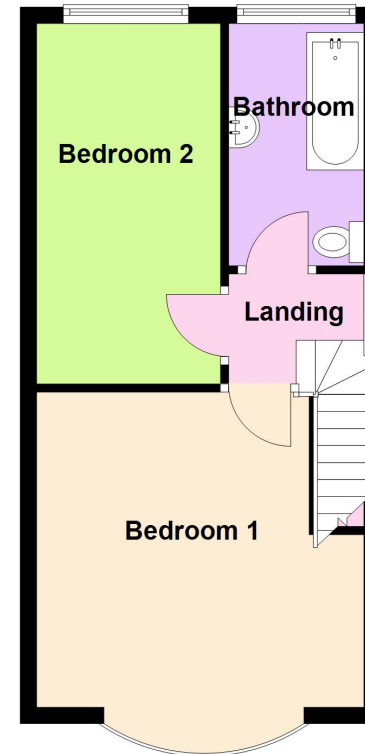
PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.

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

