



10 King Street, Enderby, Leicester LE194NT

MOORE  
& YORK



### Property at a glance:

- Victorian Terraced Home
- Gas Central Heating & D\G
- Two Double Bedrooms
- Walking Distance Local Facilities
- Two Reception Rooms
- Garden To Rear With Covered Decking
- Popular Location
- Viewing Essential.

Asking Price £185,000 Freehold



Well presented Victorian two bedroom home situated within walking distance of the excellent range shopping, schooling and leisure facilities of the popular village of Enderby and within a short drive of the Fosse Park retail centre and the M1/M69 road junction. The centrally heated accommodation briefly comprises to the ground floor lounge, dining room and kitchen and to the first floor two bedrooms and bathroom and stands with garden to rear. The property would ideally suit the first time buyer and we highly recommend an early viewing

#### DETAILED ACCOMMODATION

Hardwood door leading to

#### DINING ROOM

11' 11" x 10' 0" (3.63m x 3.05m) Sealed double glazed window, radiator, shelved glazed alcove cupboards, traditional tiled and cast iron fire surround, laminate flooring

#### LOUNGE

14' 10" x 11' 1" (4.52m x 3.38m) Stairs leading to first floor accommodation, radiator, door to rear garden, fitted cupboard.

#### KITCHEN

13' 1" x 5' 7" (3.99m x 1.70m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and five piece gas hob with extractor fan over, tiled floor, door to rear garden, sealed double glazed window

#### FIRST FLOOR LANDING

#### BEDROOM ONE

12' 0" x 12' 8" (3.66m x 3.86m) Radiator, sealed double glazed window, built in cupboards





## **BEDROOM TWO**

12' 0" x 9' 5" (3.66m x 2.87m) Radiator, sealed double glazed window.

## **BATHROOM**

Three piece suite comprising panelled bath, Victorian style vanity sink unit and low level WC, wall mounted gas boiler

## **OUTSIDE**

Covered seated decking area leading to garden are

## **SERVICES**

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, 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 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**

Blaby 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.

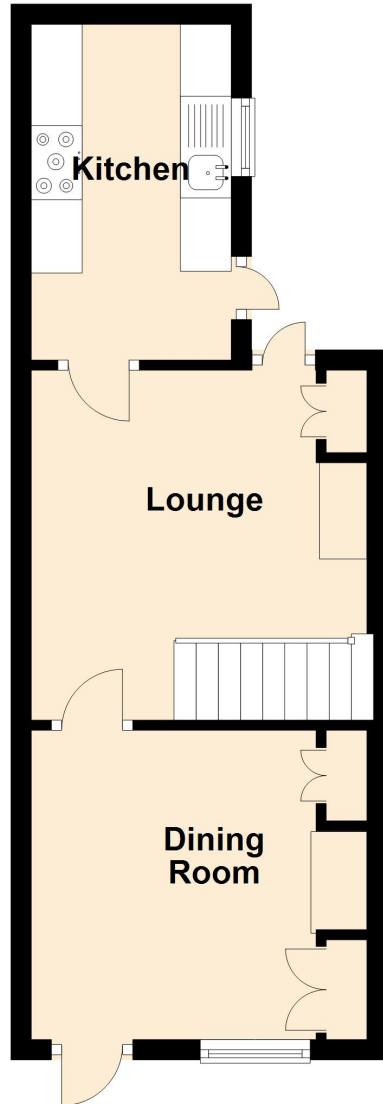
## **IMPORTANT INFORMATION**

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.



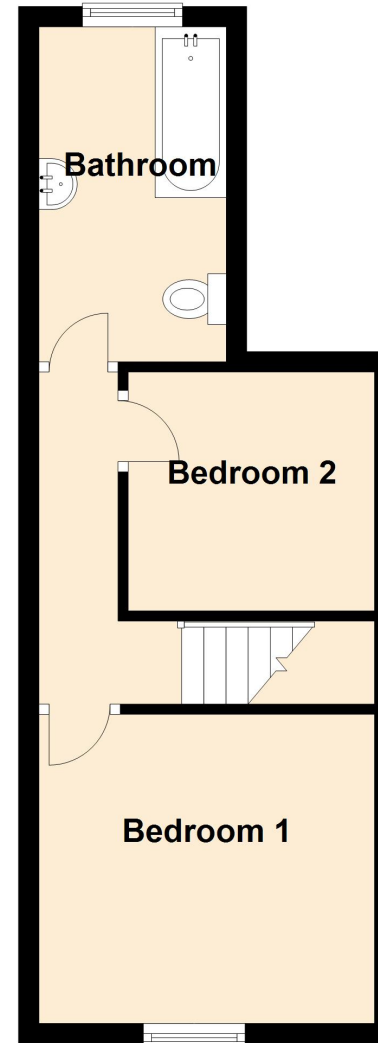
## Ground Floor

Approx. 28.4 sq. metres (305.7 sq. feet)



## First Floor

Approx. 27.4 sq. metres (294.9 sq. feet)



Total area: approx. 55.8 sq. metres (600.6 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

