



75 Woodville Road, Leicester LE36DX

MOORE
& YORK



Property at a glance:

- Established Semi Detached Home
- Easy Access City Centre, Train station and DMU
- No Upward Chain
- Gas Central Heating & D\G
- Lounge, Dining Room & Kitchen
- Three Bedrooms & Bathroom
- Off Road Parking

Offers in Excess of £225,000

Freehold



Established three bedroom bay window semi detached home conveniently located within easy access of local amenities and a short drive away from the Leicester City Centre, with its excellent range of facilities, the main Leicester Railway and DMU. The property is being sold with no upward chain and the well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, lounge, dining room, kitchen and to the first floor three bedrooms and bathroom and stands with parking to front and easily maintainable garden to rear. The property would ideally suit the young and growing family and we highly recommend a early viewing.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

ENTRANCE PORCH

Hardwood and glazed door leading to;

ENTANCE HALL

Stairs leading to first floor accommodation, radiator.

LOUNGE

13' 7" x 11' 2" (4.14m x 3.40m) Radiator, TV point, UPVC sealed double glazed door to rear aspect.

DINING ROOM

12' 0" x 11' 2" (3.66m x 3.40m) UPVC sealed double glazed bay window to front aspect, radiator, traditional tiled fire surround.

KITCHEN

10' 5" x 9' 9" (3.17m x 2.97m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, tiled splash backs, concealed central heating boiler, plumbing for automatic washing machine, UPVC sealed double glazed window and door to rear garden.





FIRST FLOOR LANDING

UPVC sealed double glazed window.

BEDROOM 1

12' 7" x 9' 6" (3.84m x 2.90m) UPVC sealed double glazed bay window to front aspect, radiator, cast iron fire surround, built in wardrobes.

BEDROOM 2

12' 10" x 11' 0" (3.91m x 3.35m) UPVC sealed double glazed window to rear aspect, radiator, cast iron fire surround, built in airing cupboard.

BEDROOM 3

7' 2" x 6' 11" (2.18m x 2.11m) UPVC sealed double glazed, radiator, fitted wardrobe.

BATHROOM

6' 7" x 6' 4" (2.01m x 1.93m) Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, radiator, access to loft space, tiled splash backs

OUTSIDE

Off road parking to front, easily maintainable patio and evergreen garden to rear with gated access to side.

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, and an alarm system is fitted.

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.

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 B

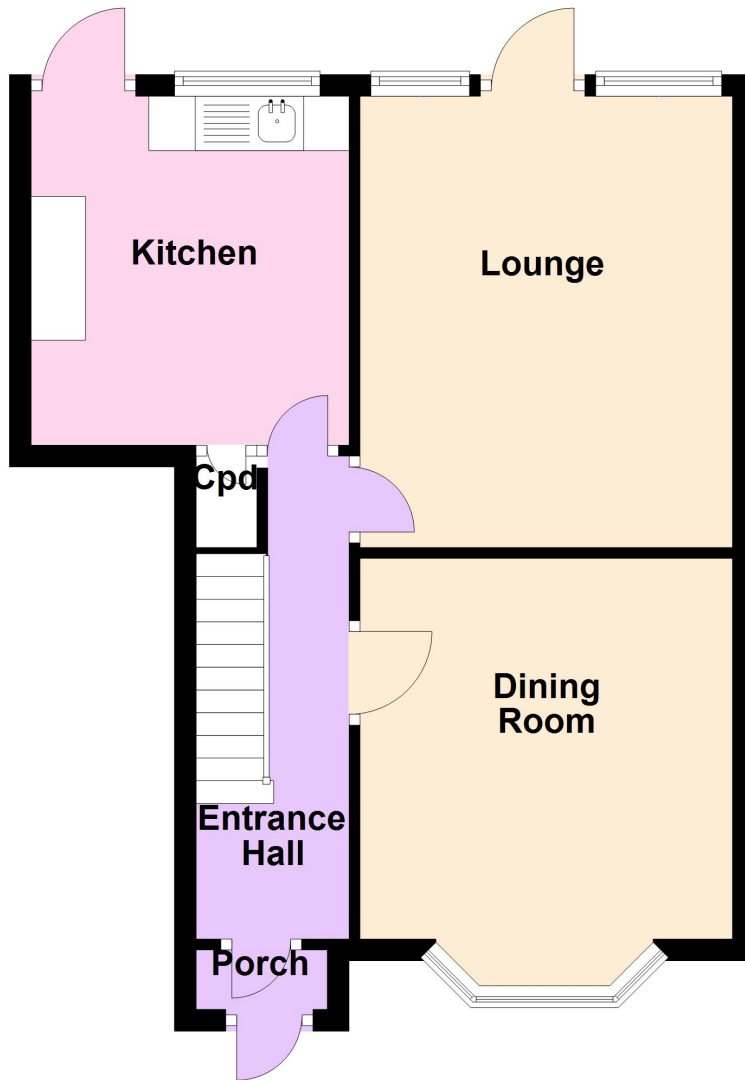
IMPORTANT INFORMATION

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.



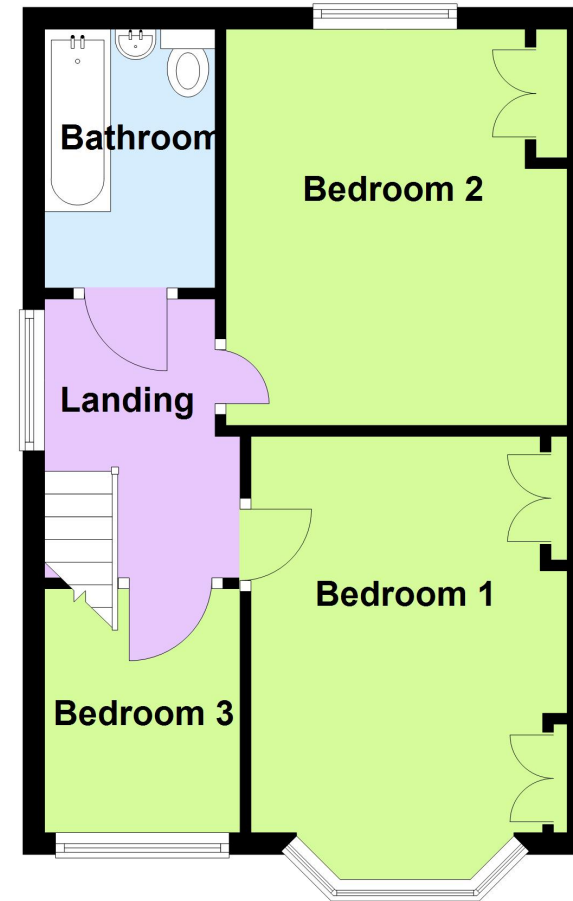
Ground Floor

Approx. 44.2 sq. metres (476.0 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.8 sq. feet)



Total area: approx. 80.1 sq. metres (861.8 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. 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.

