



20 Bilberry Close, Leicester LE32JA

MOORE
& YORK



Property at a glance:

- Established Bay Windowed Semi Detached Home
- Good Size Corner Plot
- Cul -De -Sac Location
- No Onward Chain
- Lounge, Dining Room & Kitchen
- Three Bedrooms & Bathroom
- Ample Block Paved Parking & Garage
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction

Guide Price £260,000 Freehold



Established bay window standing on a good sized plot, offering great potential for development(STP), situated in a cul-de-sac location offering easy access to all local facilities and the popular Fosse Park Retail centre and the 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 porch, entrance hall, lounge area, dining area, side conservatory and kitchen and to first floor three bedrooms and bathroom and stands with good sized frontage with driveway leading to side garage and widening garden to rear. The property will ideally suit the growing family and we recommend a early viewing.

DETAILED ACCOMMODATION

Arched sealed double glazed door leading to;

ENTRANCE PORCH

Hardwood and glazed door leading to;

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation.

LOUNGE

16' 6" x 10' 11" (5.03m x 3.33m) Sealed double glazed half bay window, radiator, wall mounted gas fire, archway leading to:



DINING AREA

9' 8" x 8' 11" (2.95m x 2.72m) Radiator, sealed double glazed sliding patio door to rear garden.

KITCHEN

10' 0" x 8' 8" (3.05m x 2.64m) Comprising one and a half bowl sink with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over, tiled splash backs, plumbing for washing machine, radiator, sealed double glazed window, corner larder.





SIDE CONSERVATORY

UPVC sealed double glazed windows and doors to front and rear aspect.

FIRST FLOOR LANDING

Sealed double glazed window.

BEDROOM 1

14' 2" x 9' 8" (4.32m x 2.95m) Radiator, sealed double glazed half bay window, fitted wardrobes.

BEDROOM 2

11' 1" x 10' 5" (3.38m x 3.17m) Built in wardrobes, radiator, sealed double glazed window.

BEDROOM 3

Radiator, sealed double glazed window.

BATHROOM

7' 5" x 5' 11" (2.26m x 1.80m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, radiator, tiled throughout, sealed double glazed window.

OUTSIDE

Good size plot comprising flagstone patio area to front with driveway providing ample parking leading to side detached garage with up and over door, widening garden to rear providing three patio areas, lawns, evergreen beds and greenhouses.

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.

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

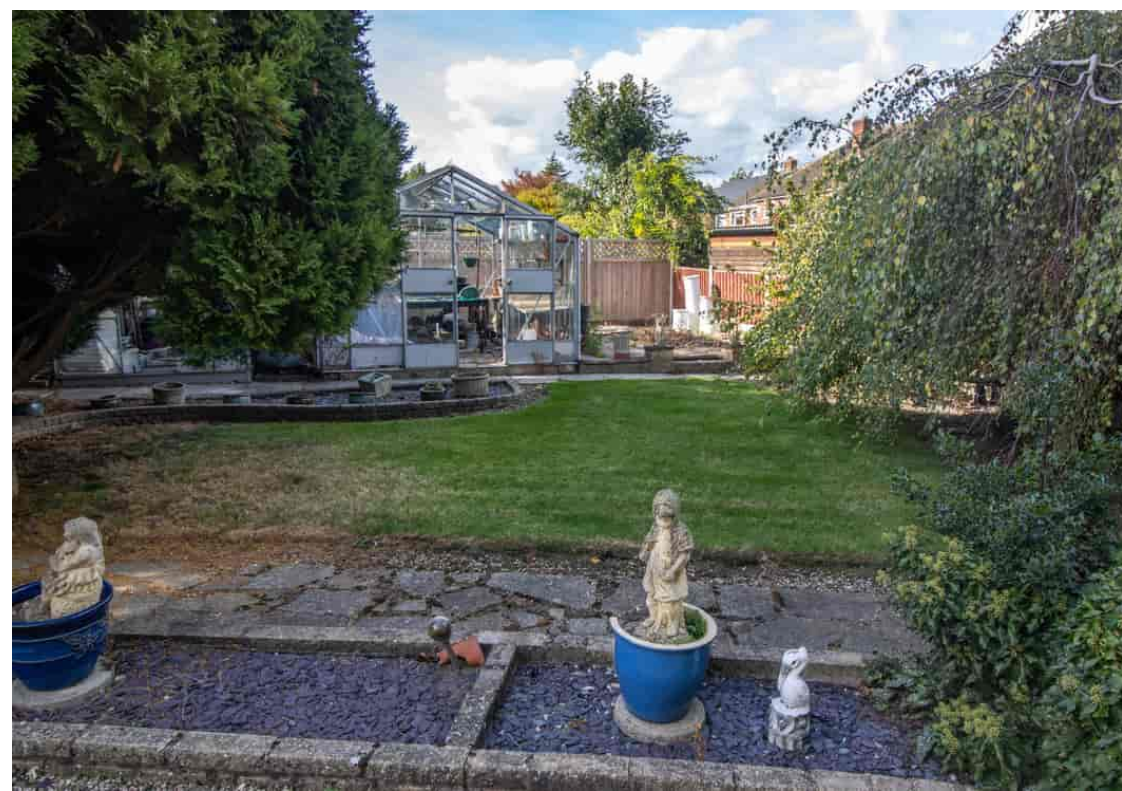
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EPC RATING

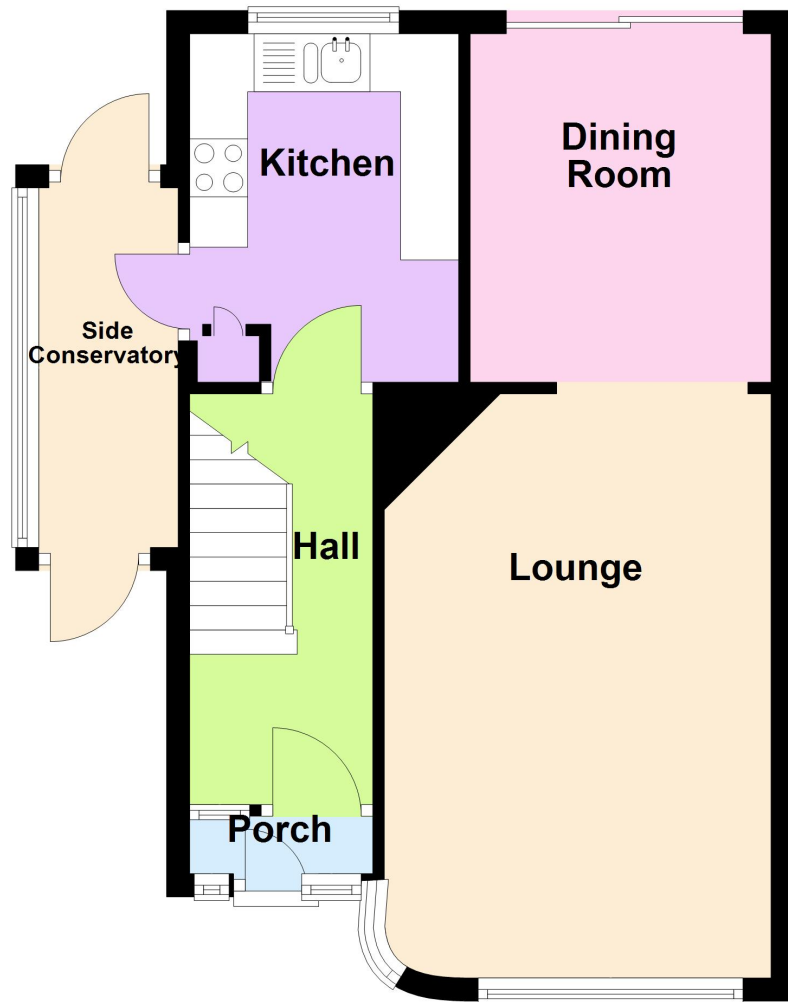
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IMPORTANT INFORMATION

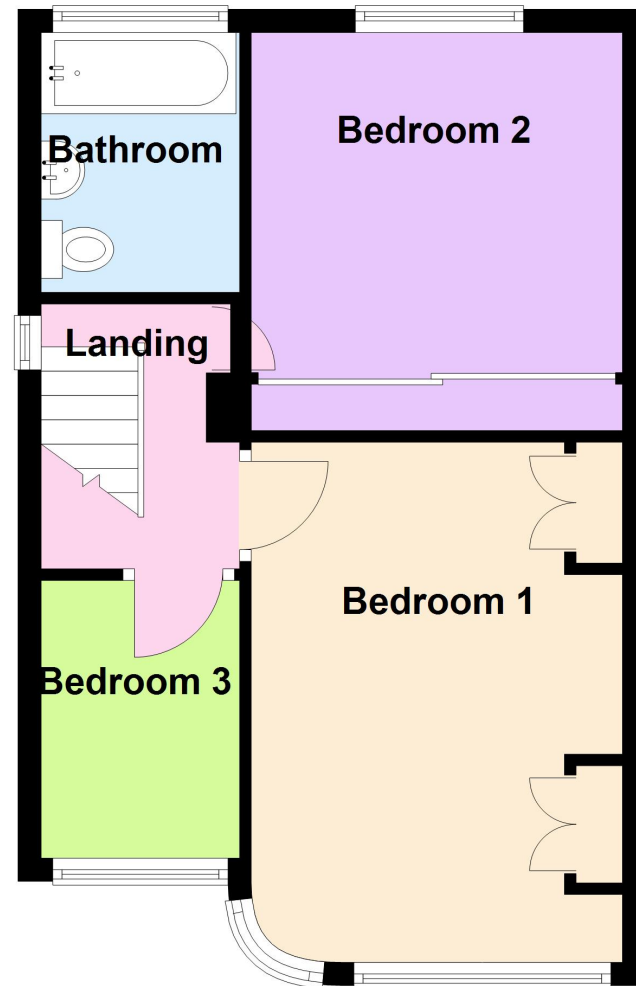
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or 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.



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

