



7 Riverside Drive, Old Aylestone, Leicester, LE28LG

MOORE
& YORK



Property at a glance:

- Modern Semi Detached Home
- Three Bedrooms
- Gas Heating & Double Glazing
- Ample Parking & Garage
- Cul-De-Sac Location
- Sought After Location
- Easily Maintainable Garden
- View Essential

£275,000 Freehold



Nicely presented three bedroomed semi detached home situated in a cul- de- sac location in this small and select development of homes in the heart of the sought after suburb of Old Aylestone offering easy access to local amenities and the beautiful walks of Aylestone Meadows and within a short drive of the Popular Fosse Park Retail Centre and the M1/M69 road junction offering excellent transport links . The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, lounge, dining area and kitchen and to the first floor three bedrooms and well fitted shower room and stands with good sized frontage providing ample parking leading to garage to side and easily maintainable garden to rear. This lovely home would ideally suit the young and growing family and we highly recommend a early viewing.

DETAILED ACCOMMODATION

Composite sealed double glazed door leading to;

ENTRANCE HALL

Radiator, wood effect stairs with lighting leading to first floor accommodation, tiled floor.

LOUNGE

13'8 x 13'5

Under stairs cupboard, TV point, radiator, UPVC sealed double glazed window, archway leading to;

DINING AREA

9'10 x 8'4

Radiator, UPVC sealed double glazed window.

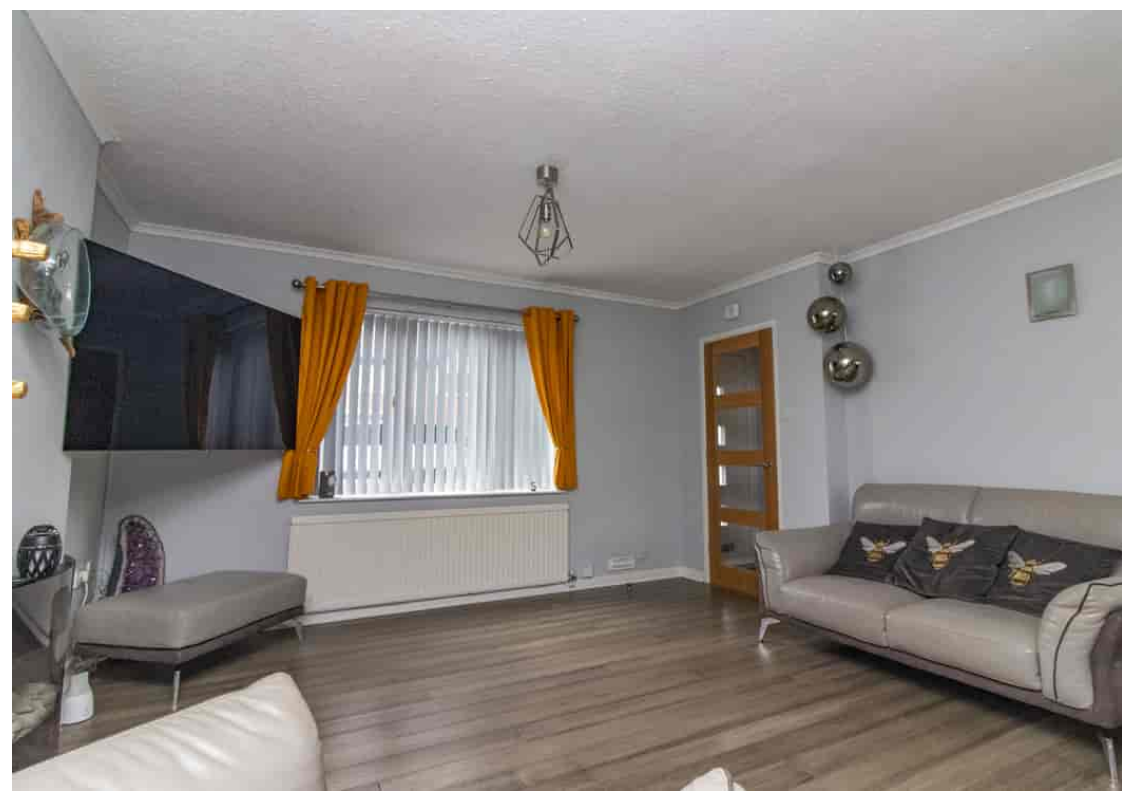
KITCHEN

9'8 x 8'

Nicely fitted comprising Belfast sink with mixer tap over and cupboard under, matching range of base units with wood effect work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood, tiled splash back, double radiator, UPVC sealed double glazed window and door to side aspect, plumbing for washing machine.

FIRST FLOOR LANDING

Glazed balustrade, UPVC sealed double glazed window, airing cupboard housing central heating boiler, access to loft space





BEDROOM 1

13'2 x 9'4

Radiator, UPVC sealed double glazed window.

BEDROOM 2

9'5 x 8'5

Radiator, UPVC sealed double glazed window, built in wardrobes.

BEDROOM 3

7' x 6'9

Radiator, UPVC sealed double glazed window, shelved cupboard

SHOWER ROOM

7'5 x 5'5

Three piece suite comprising walk in tiled shower cubicle, vanity sink unit and low level WC, tiled floor, heated towel rail, UPVC sealed double glazed window.

OUTSIDE

Block paved driveway to front and side providing ample parking leading to single garage to side with up and over roller door, easily maintainable garden to rear comprising patio area with slate and evergreen border, private door to garage gated access to side aspect, large timber shed.

SERVICES

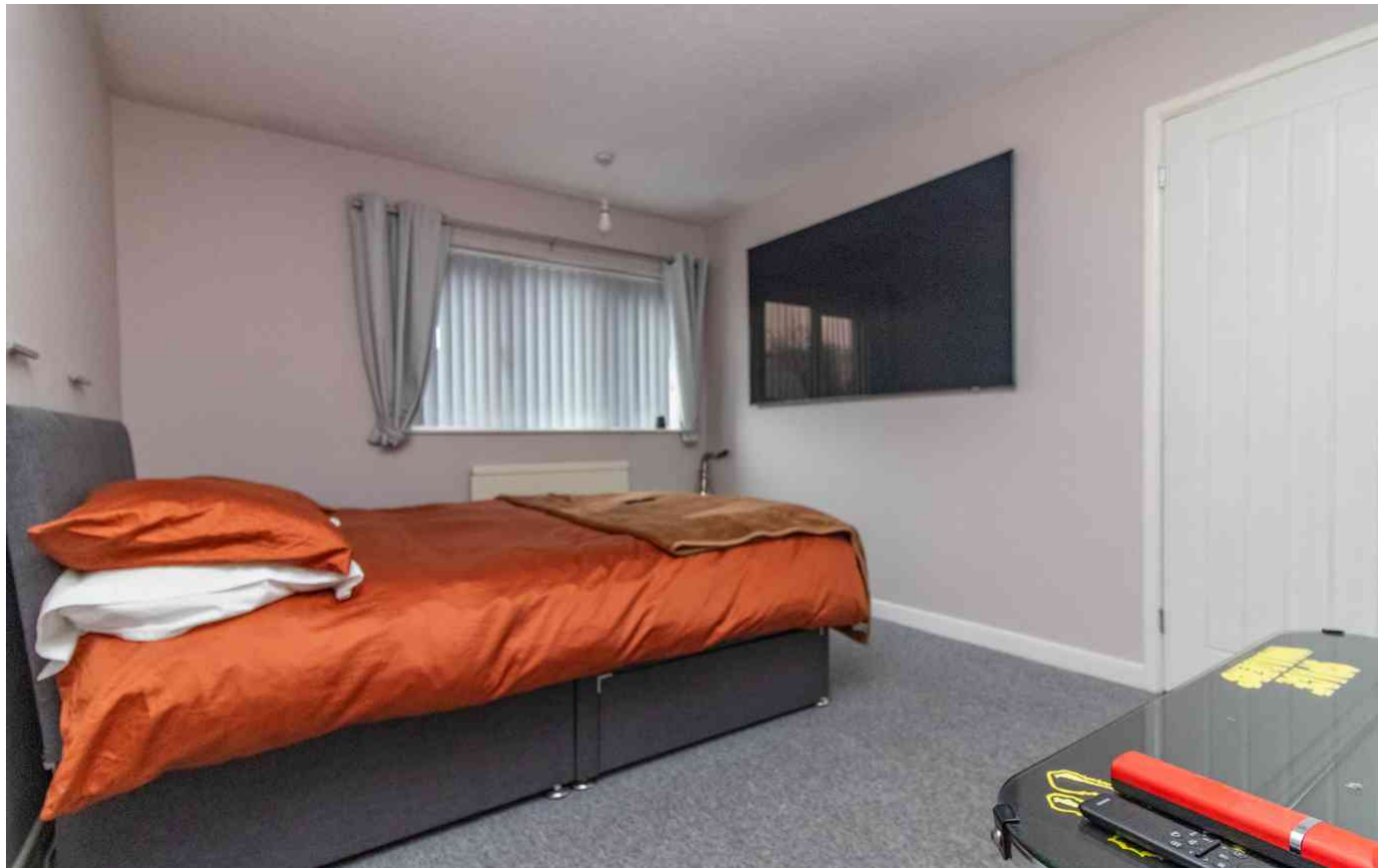
All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with sealed units.

VIEWING

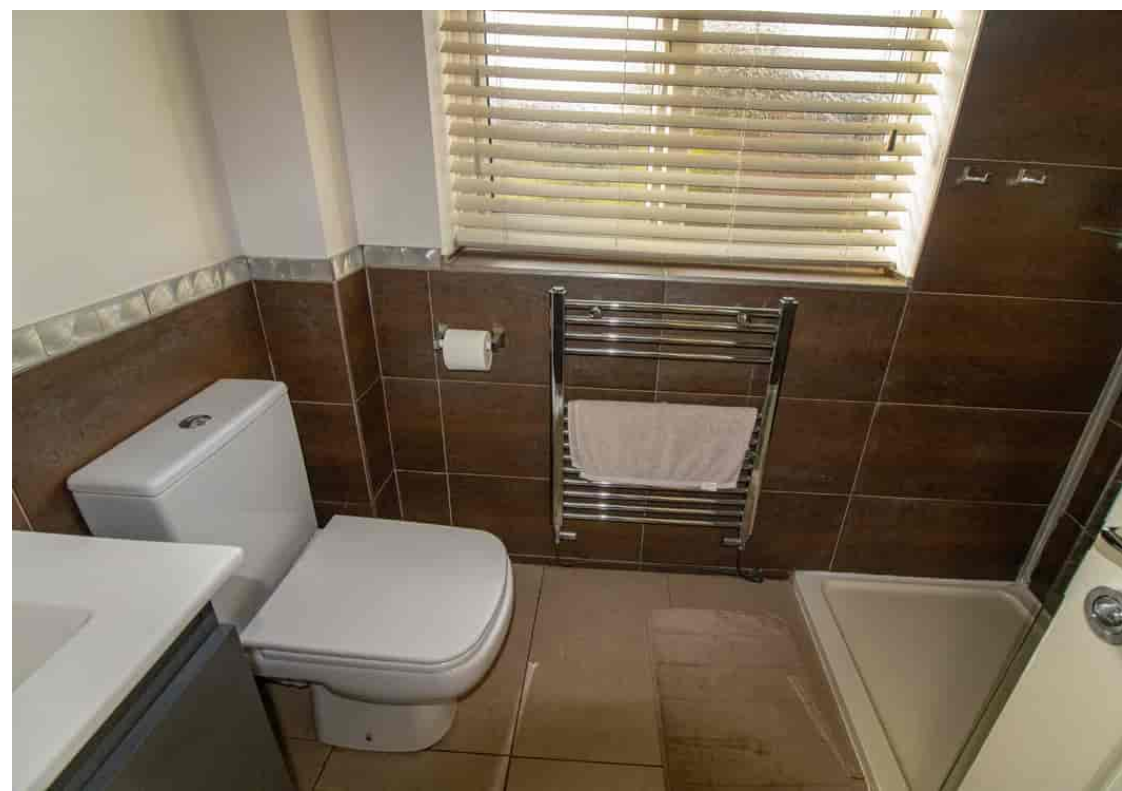
Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

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. 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.

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.

TENURE

Freehold

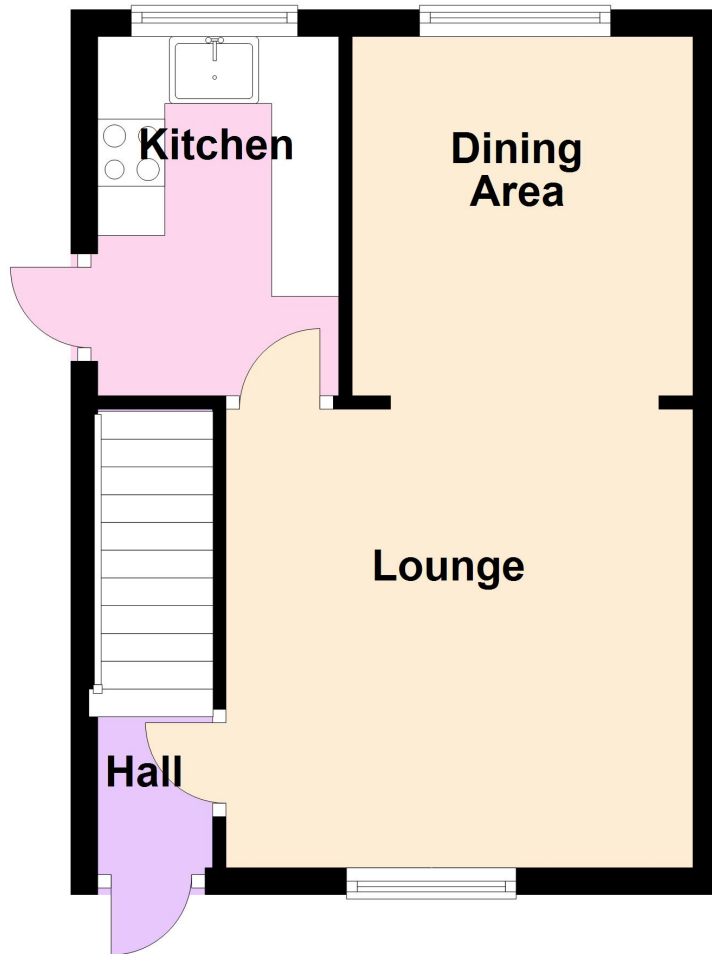
COUNCIL TAX BANDING

Leicester C

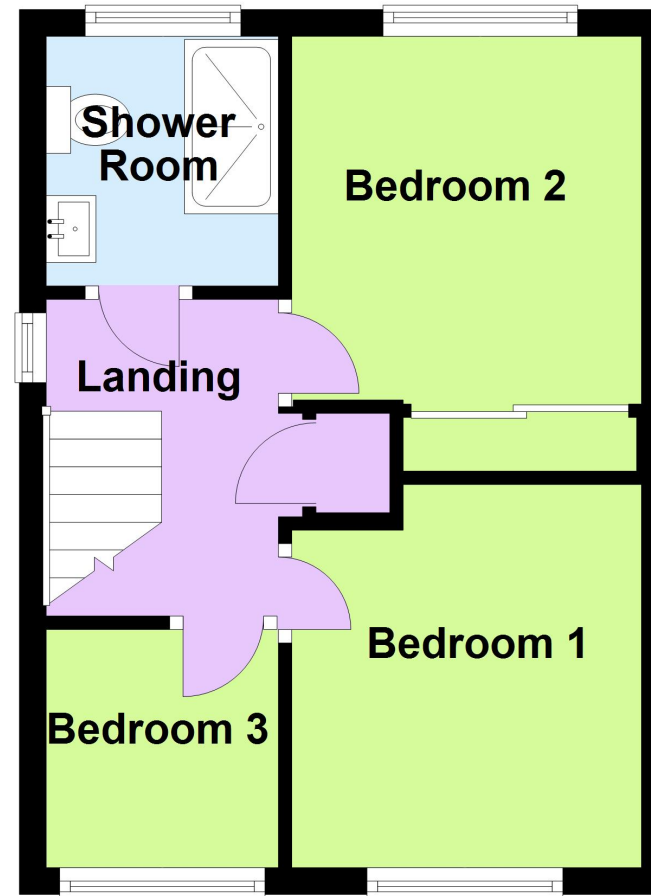
EPC RATING

D

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

