



21 Mavis Avenue, Leicester LE32BS

MOORE  
& YORK



### Property at a glance:

- Established Semi Detached Home
- Ideal Buy For Growing Family
- No Upward Chain
- Lounge/Dining Room & Kitchen/Breakfast Room
- Three Bedrooms
- Open Aspect Views To Rear
- Gas Central Heating & D\G
- Viewing Essential

Offers in Excess of £225,000

Freehold



Established bay window three bedroom semi detached home situated in a cul-de-sac location offering easy access to the local facilities of Narborough Road and within a short drive of the popular Fosse Park retail centre and the M1/M69 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/dining room and L-shaped kitchen and to the first floor three bedrooms and bathroom and stands with ample parking to front and private rear garden with open views. The property would ideally suit the young and growing family and we recommend a early viewing.

#### DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

#### ENTRANCE PORCH

UPVC sealed double glazed door leading to;

#### ENTRANCE HALL

Radiator, UPVC sealed double glazed window, stairs leading to first floor accommodation.

#### LOUNGE AREA

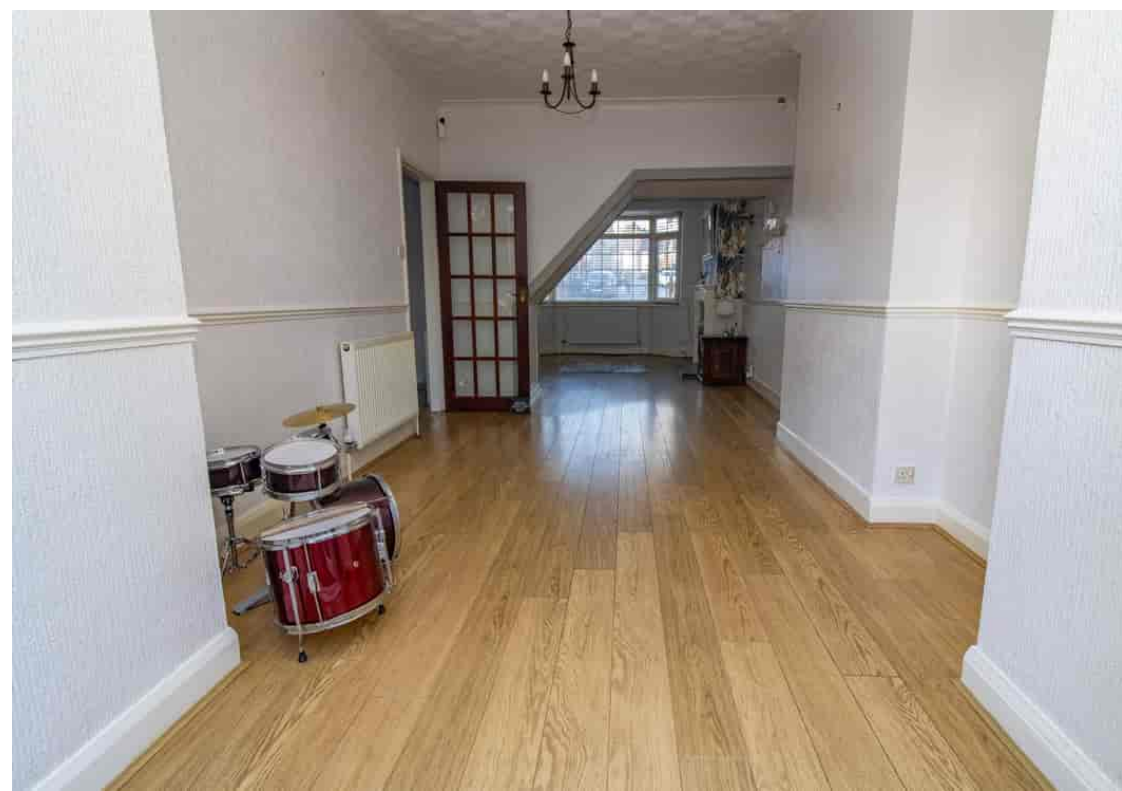
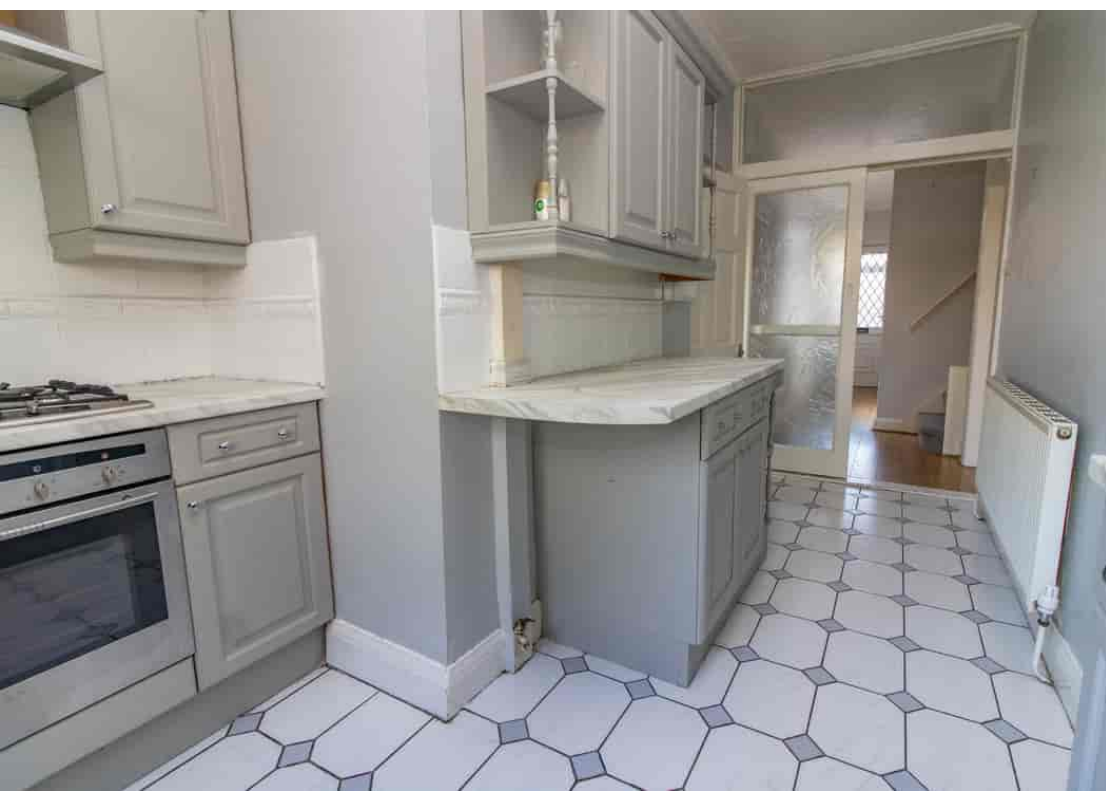
11' 10" x 11' 10" (3.61m x 3.61m) UPVC sealed double glazed bay window, double radiator, TV point, real flame effect gas fire set in display surround.

#### DINING AREA

14' 11" x 9' 9" (4.55m x 2.97m) Radiator, UPVC sealed double glazed french door leading to raised rear decked area.

#### L-SHAPED KITCHEN

15' 10" x 9' 9" (4.83m x 2.97m) Comprising sink unit with cupboard under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in cooker and four piece gas hob with extractor fan over set in stainless steel hood, plumbing for washing machine, UPVC sealed double glazed window.





## **OUTER LOBBY**

Sealed double glazed door to side aspect, walk in cupboard housing central heating boiler.

## **FIRST FLOOR LANDING**

### **BEDROOM 1**

13' 4" x 10' 2" (4.06m x 3.10m) Radiator, UPVC sealed double glazed window, built in wardrobes.

### **BEDROOM 2**

9' 2" x 7' 0" (2.79m x 2.13m) Radiator, UPVC sealed double glazed window with open views.

### **BEDROOM 3**

9' 3" x 6' 0" (2.82m x 1.83m) Radiator, UPVC sealed double glazed window with open views.

## **SHOWER ROOM**

7' 6" x 6' 0" (2.29m x 1.83m) Three piece suite comprising walk in shower cubicle, vanity sink and low level WC, radiator, UPVC sealed double glazed window.

## **OUTSIDE**

Raised decked seating area with steps leading down to shaped lawns with floral borders, side gravelled garden area with gated access to front aspect. Ample off road parking to front.

## **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**

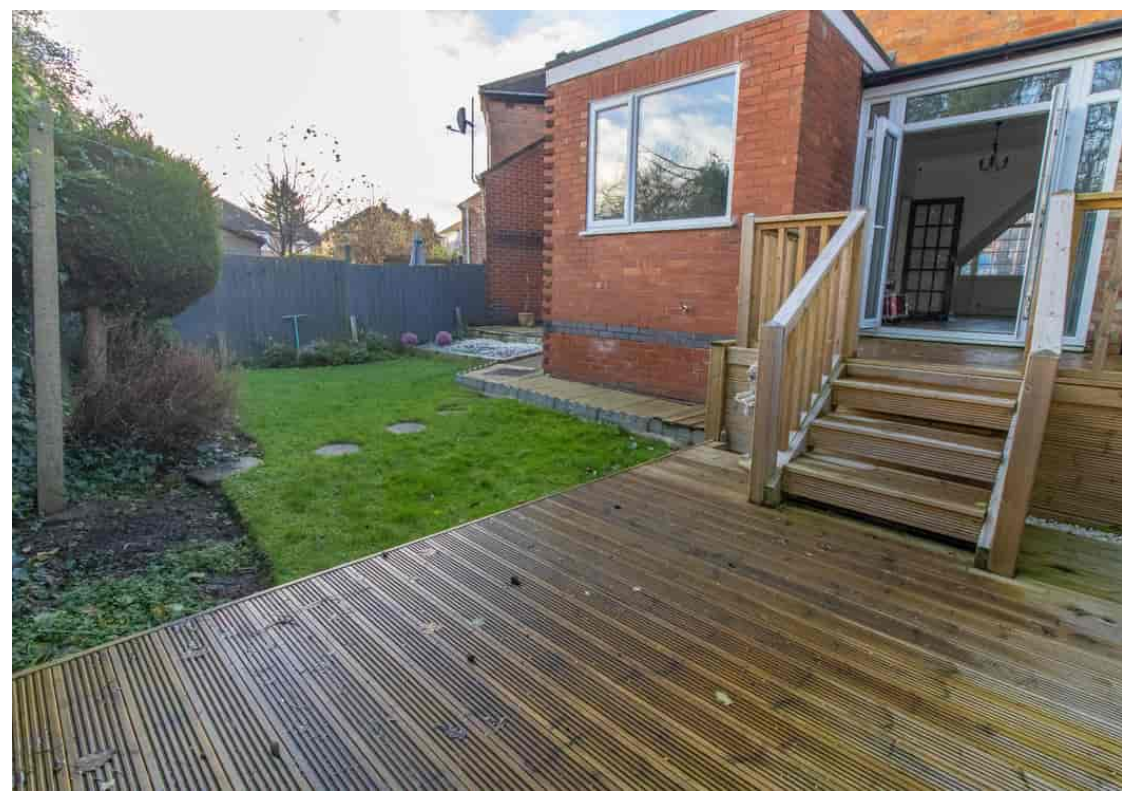
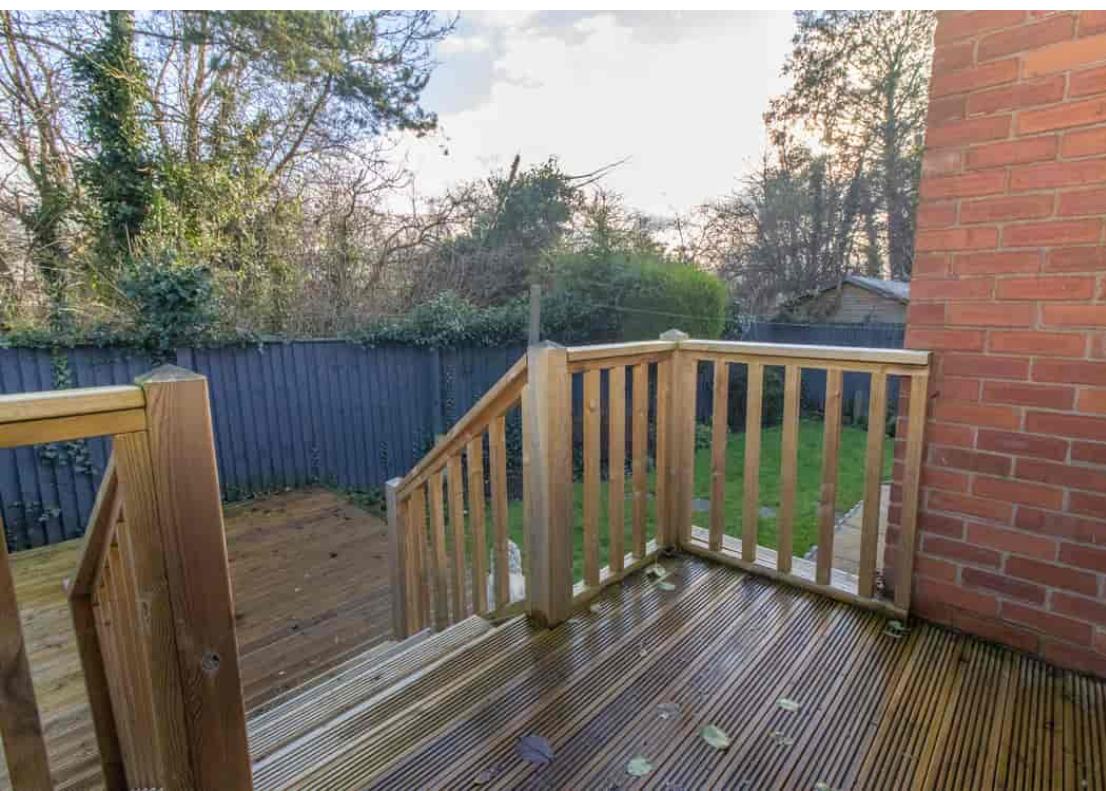
Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## **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.









### **COUNCIL TAX BAND**

Leicester B

### **TENURE**

Freehold

### **EPC RATING**

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### **FLOOR PLANS**

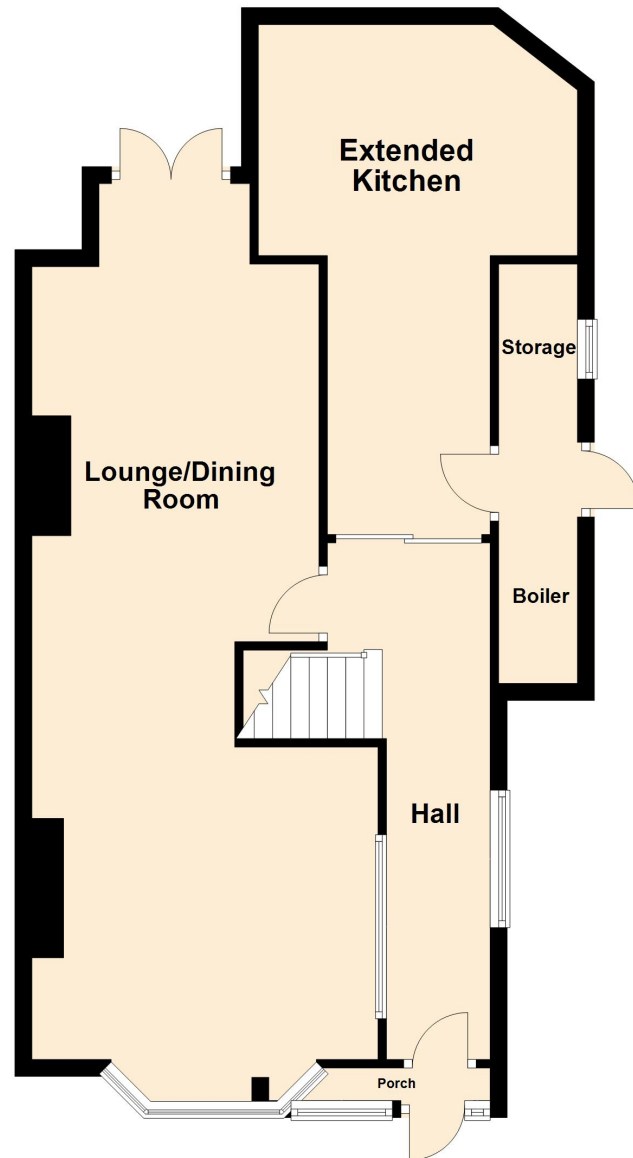
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

### **IMPORTANT INFORMATION**

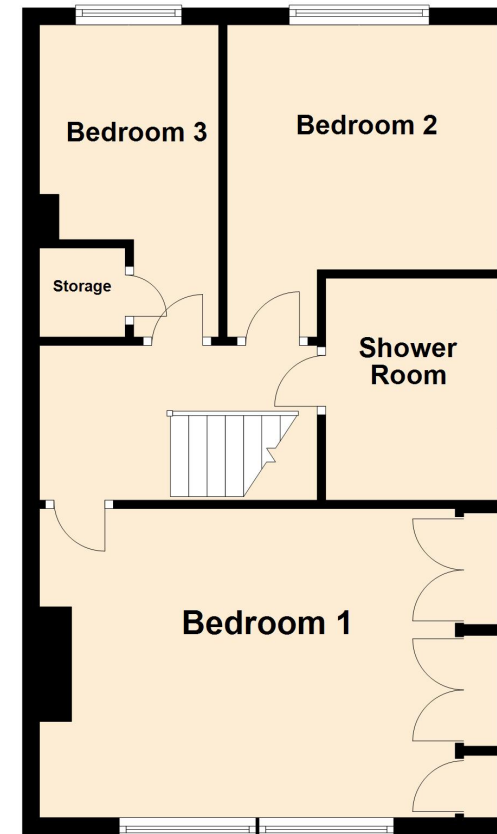
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



## 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

