



9 Barbara Road, Leicester LE32EB

MOORE
& YORK



Property at a glance:

- Established Double Fronted Semi Detached Home
- Three Bedrooms
- Two Reception Rooms & Kitchen
- Gas Central Heating & D\G
- Bathroom & WC
- Good Sized Garden
- Popular Location
- Ideal Family Home

Guide Price £270,000 Freehold



Established double fronted three bedroom semi detached home situated in this popular location offering easy access to the local facilities of Narborough road and within a short drive of the popular Fosse Park Retail and the M1/M69 road junction offering excellent transport links. The will planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, dining room, lounge, kitchen and cloakroom/WC and to the first floor three bedrooms and bathroom and stands with parking to front with good sized garden to rear offering potential for development (STPO). The property would ideally suit the young and growing family and we recommend a early viewing.

DETAILED ACCOMMODATION

Hardwood and glazed door leading to:

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation.

DINING ROOM

12' 6" x 11' 2" (3.81m x 3.40m) Radiator, UPVC sealed double glazed bay window, traditional tiled fire surround. alcove cupboard.

LOUNGE

16' 3" x 11' 2" (4.95m x 3.40m) Radiator, UPVC sealed double glazed bay window, TV point.

KITCHEN

10' 9" x 7' 3" (3.28m x 2.21m) Comprising sink unit with cupboard under, matching base units with work surfaces over, drawers and cupboards, complimentary wall mounted eye level cupboards, breakfast bar, tiled splash backs, plumbing for washing machine, walk in shelved pantry, UPVC sealed double glazed window, wall mounted gas boiler

OUTER LOBBY

Storage cupboard, sealed double glazed door to rear garden.

CLOAKROOM

Low level WC and wash hand basin.





FIRST FLOOR LANDING

Access to loft, UPVC sealed double glazed window.

BEDROOM 1

13' 11" x 10' 1" (4.24m x 3.07m) Radiator, UPVC sealed double glazed window, fitted wardrobes.

BEDROOM 2

12' 6" x 11' 2" (3.81m x 3.40m) Radiator, UPVC sealed double glazed window, built in cupboard.

BEDROOM 3

11' 0" x 7' 3" (3.35m x 2.21m) Radiator, UPVC sealed double glazed window,

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, tiled throughout., heated towel rail

OUTSIDE

Off road parking to front and good sized garden to rear comprising patio area and lawns.

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.

TENURE

Freehold

COUNCIL TAX BAND

Leicester C

EPC RATING

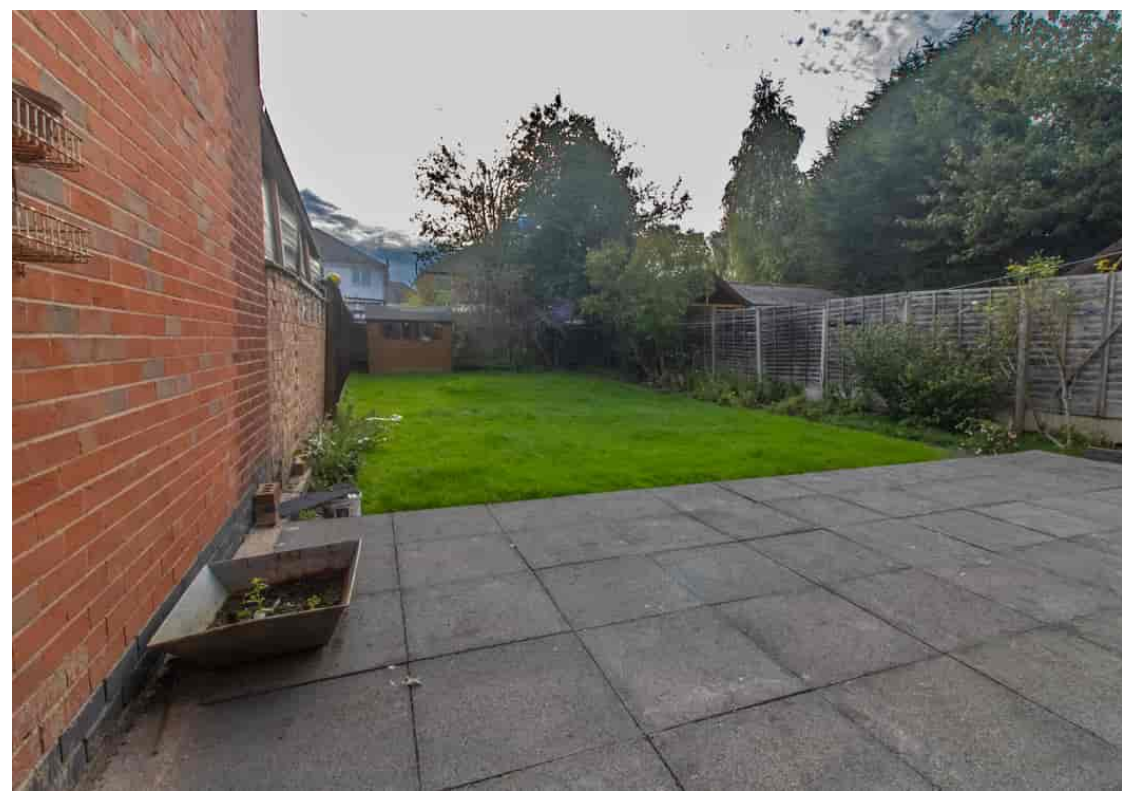
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FLOOR PLANS

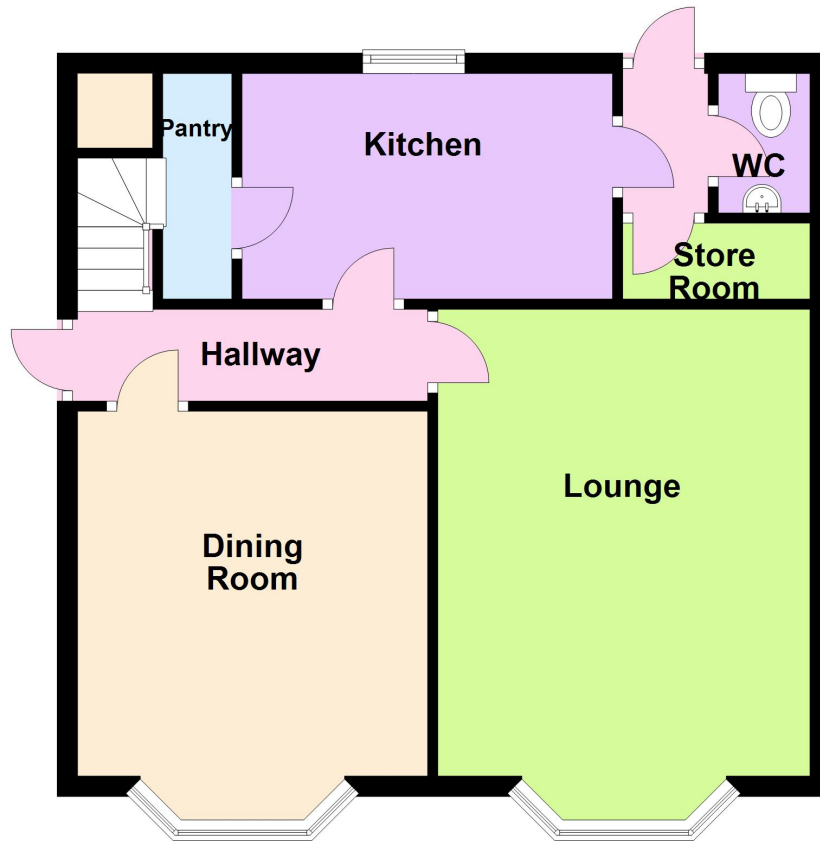
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale.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

IMPORTANT INFORMATION

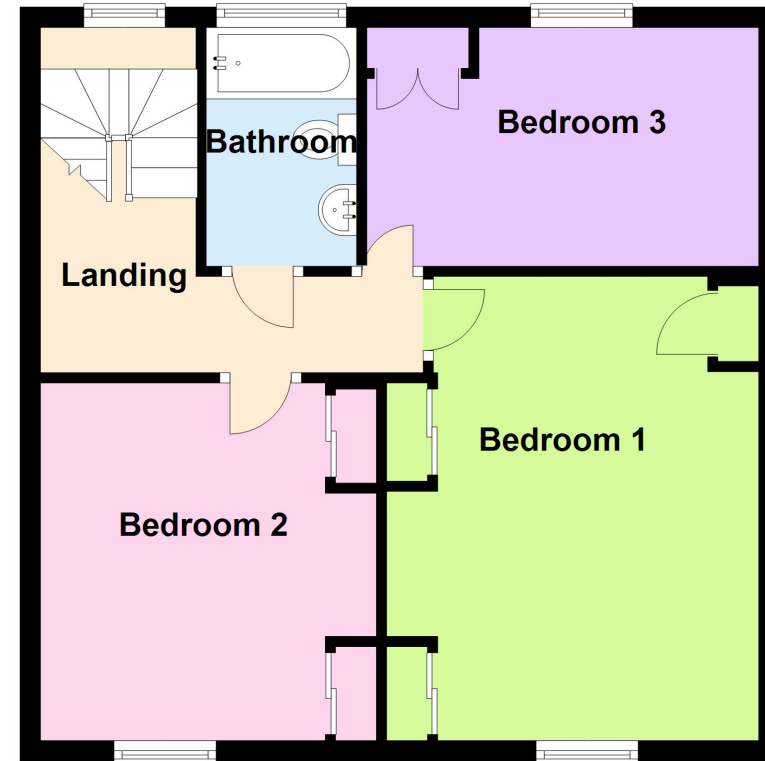
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation 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

