



155 Winchester Avenue, Leicester LE31AY

MOORE  
& YORK



### Property at a glance:

- Established Bay Window Detached Bungalow
- Overlooking Westcotes Park
- Easy Access All Local Facilities
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- No Upward Chain
- Two Double Bedrooms
- Lounge, Dining Room & Kitchen
- Modernisation Required
- Excellent Potential

Guide Price £200,000 Freehold



Established detached bungalow nicely positioned overlooking the picturesque Westcotes Gardens with its serene atmosphere and within easy access of the local facilities of Narborough Road and within a short drive of the popular Fosse Park Retail Centre and the M1/M69 road junction offering excellent transport links. The property is being sold with with no upward chain and the centrally heated and double glazed accommodation briefly comprises entrance hall, lounge, dining room, kitchen, two bedrooms and bathroom and stands with gardens to front and rear. The property requires modernisation throughout due to a pipe leak but offers great potential for development and we recommend a early viewing.

#### DETAILED ACCOMMODATION

Hardwood and glazed door leading to the;

#### ENTRANCE HALL

#### LOUNGE

12' 11" x 12' 1" (3.94m x 3.68m) Radiator, UPVC sealed double glazed bay window, picture rail, display fire and surround, leaded light stained picture window.

#### DINING ROOM

10' 0" x 9' 8" (3.05m x 2.95m) Radiator, UPVC sealed double glazed window, leaded light stained picture window, wall mounted gas fire.



#### KITCHEN

13' 0" x 8' 3" (3.96m x 2.51m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece gas hob, plumbing for washing machine, UPVC sealed double glazed window, UPVC sealed double glazed window, UPVC sealed double glazed door to side aspect, plumbing for washing machine.

#### BEDROOM 1

11' 9" x 11' 4" (3.58m x 3.45m) Radiator, UPVC sealed double glazed bay window, picture rail, shelved cupboard.





## **BEDROOM 2**

11' 9" x 11' 4" (3.58m x 3.45m) Radiator, UPVC sealed double glazed window, shelved cupboard.

## **BATHROOM**

8' 2" x 6' 4" (2.49m x 1.93m) Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, heated towel rail, UPVC sealed double glazed window, airing cupboard, tiled flooring, tiled splash backs.

## **OUTSIDE**

Raised garden area to front and patio and garden area to rear

## **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.

## **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**

Leicester C

## **EPC RATING**

TBC

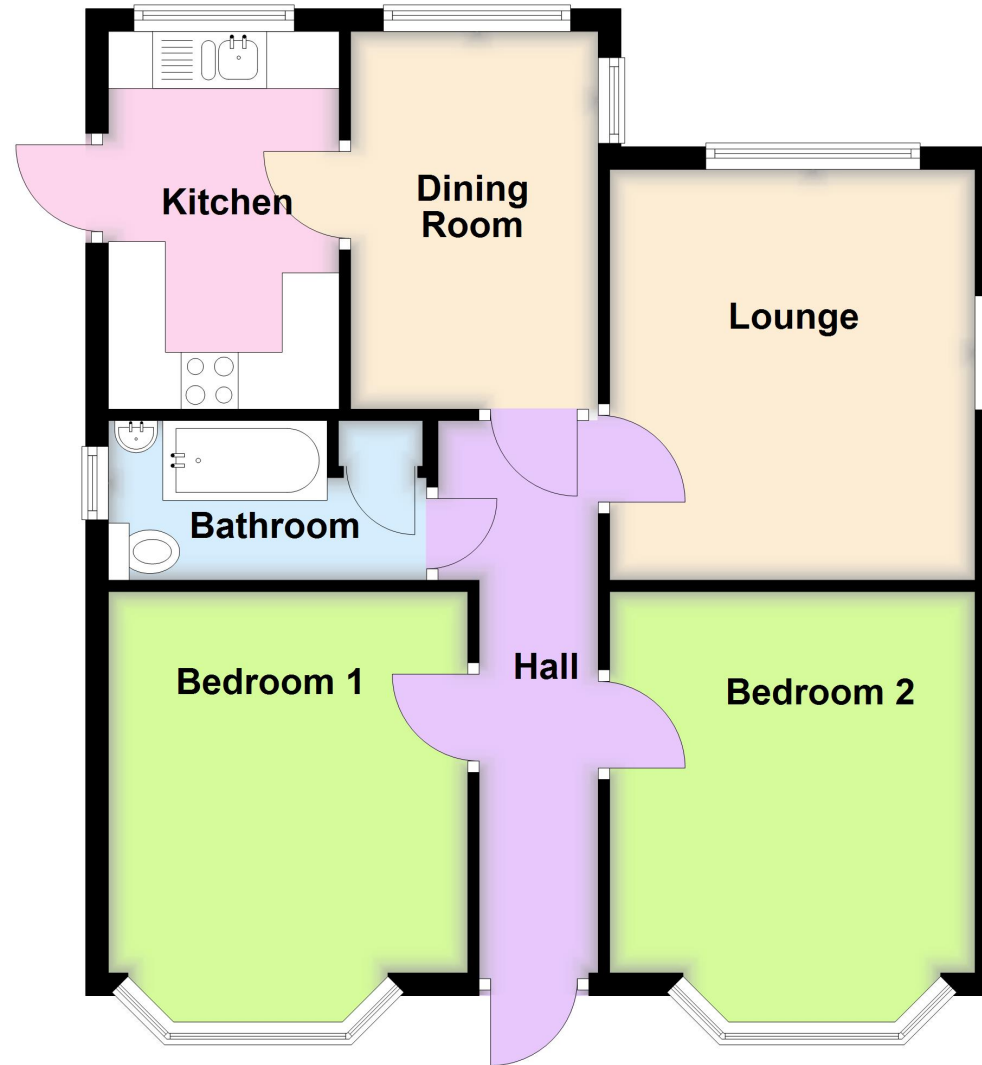
## **IMPORTANT INFORMATION**

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

Approx. 59.5 sq. metres (639.9 sq. feet)



Total area: approx. 59.5 sq. metres (639.9 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 "â€" 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

