



181 Station Road, Ratby, Leicester LE60JR

MOORE  
& YORK





### Property at a glance:

- Recently Refurbished Terraced Home
- Newly Fitted Bathroom & Redecoration Throughout
- New Floor Coverings Throughout
- Two Double Bedrooms
- Kitchen With Newly fitted Sink, Oven and Hob
- Popular Commuter Village
- Ideal First time Buy
- Gardens To Front & Rear

Asking Price £205,000 Freehold



Nicely presented Victorian bay window terraced home standing back from the road with a good sized lawn area situated in the heart of this popular commuter Village with its selection of shopping and leisure facilities and within a short drive of the M1/M69 road junction with its excellent transport links and the popular Fosse Park Retail Centre. This lovely home has undergone a scheme of improvement's by the present owner to include a newly fitted bathroom suite, re-wiring, re-decoration, new floor coverings throughout and newly laid 500ml loft insulation. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor front bay window lounge, open plan kitchen/dining room with newly fitted sink unit, cooker and hob and three piece bathroom and to the first floor two double bedrooms and stands with lawns to front and enclosed newly laid patio and lawns to rear. The property would ideally suit the first time buyer and we highly recommend an internal viewing.

#### DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

#### LOUNGE

13' 7" x 11' 5" (4.14m x 3.48m) UPVC sealed double glazed bay window to front aspect, TV point, alcove shelving, covered radiator,

#### INNER LOBBY

Radiator, stairs leading to first floor accommodation.

#### KITCHEN/DINING ROOM

#### DINING AREA

11' 5" x 11' 4" (3.48m x 3.45m) UPVC sealed double glazed window, radiator, understairs cupboard, open plan aspect to;

#### KITCHEN AREA

9' 0" x 6' 0" (2.74m x 1.83m) Newly fitted sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, newly fitted built in oven and four piece ceramic hob with extractor fan over, breakfast bar, UPVC sealed double glazed door to rear garden, UPVC sealed double glazed window.

#### FIRST FLOOR LANDING











## BEDROOM 1

13' 0" x 11' 4" (3.96m x 3.45m) Radiator, UPVC sealed double glazed window, hanging recess.

## BEDROOM 2

Radiator, UPVC sealed double glazed window, over stairs cupboard.

## OUTSIDE

Open plan lawns to front with evergreen border, Patio to rear with gated access to further enclosed patio and lawn garden

## 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.

## 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.

## 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.

## COUNCIL TAX BAND

Hinckley & Bosworth A

## TENURE

Freehold

## EPC RATING















### **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.



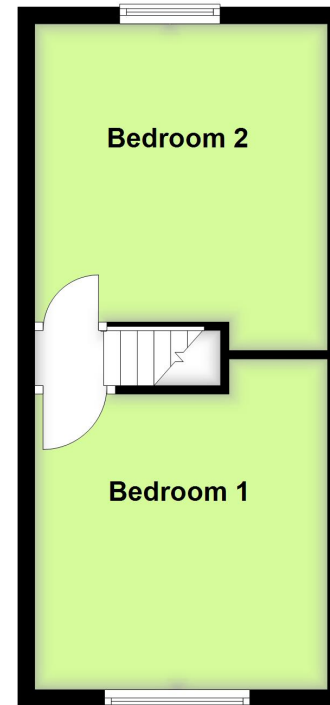
### Ground Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



### First Floor

Approx. 27.7 sq. metres (298.4 sq. feet)



Total area: approx. 64.0 sq. metres (688.5 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 "€" 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



