



49 Gavin Close, Thorpe Astley, Leicester LE33UG

MOORE
& YORK



Property at a glance:

- Modern Semi Detached Home
- Cul -De -Sac Location
- Ample Parking & Garage
- Well Appointed & Presented Home
- Popular Residential Development
- Gas Central Heating & D\G
- Ideal First Time Buy

Offers Over £225,000 Freehold



We are pleased to offer for sale this modern three bedroom semi detached home situated in a cul-de-sac location in the heart of the popular residential development of Thorpe Astley which offers its own community atmosphere and is within a short drive of the popular Fosse Park retail park and the M1/M69 road junction. The centrally heated and double glazed accommodation briefly comprises to the ground floor lounge, kitchen with built in cooker and hob, and to the first floor three bedrooms and bathroom and stands with gardens to front and rear with ample parking and garage to side. The property would ideally suit the first time buyers and we highly recommend a early viewing.

DETAILED ACCOMMODATION

Hardwood and sealed double glazed door with storm canopy over leading to:

LOUNGE

14' 1" x 13' 1" (4.29m x 3.99m) Stairs leading to first floor accommodation, radiator, UPVC sealed double glazed window. TV point, display fire surround



KITCHEN/DINING ROOM

13' 1" x 9' 1" (3.99m x 2.77m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, built in cooker and four piece gas hob with extractor fan over set in matching hood, complimentary wall mounted eye level cupboards, glazed display cabinet, tiled splash back, plumbing for washing machine, UPVC sealed double glazed window, UPVC sealed double glazed sliding patio door to rear garden.

FIRST FLOOR ACCOMMODATION

Access to loft space.





BEDROOM 1

13' 1" x 8' 0" (3.99m x 2.44m) Radiator, UPVC sealed double glazed window, airing cupboard, hanging recess.

BEDROOM 2

9' 2" x 6' 7" (2.79m x 2.01m) Radiator, UPVC sealed double glazed window,

BEDROOM 3

7' 10" x 6' 7" (2.39m x 2.01m) Radiator, UPVC sealed double glazed window,

BATHROOM

6' 9" x 5' 9" (2.06m x 1.75m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, tiled splash back, heated towel rail, UPVC sealed double glazed window.

OUTSIDE

Open plan lawns to front and tarmac driveway to side proving parking leading to garage with up and over door and housing central heating boiler. Patio and lawn garden to rear with private garage to rear.

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.

TENURE

Freehold

COUNCIL TAX BAND

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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.

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.



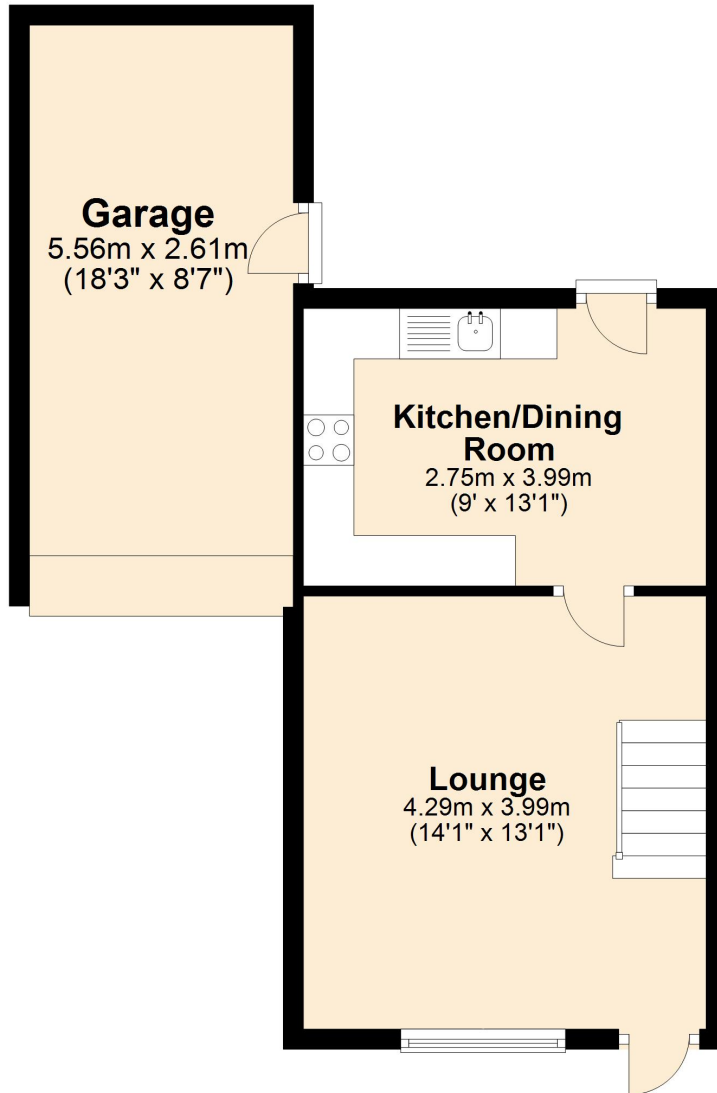
Property Information Questionnaire

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.



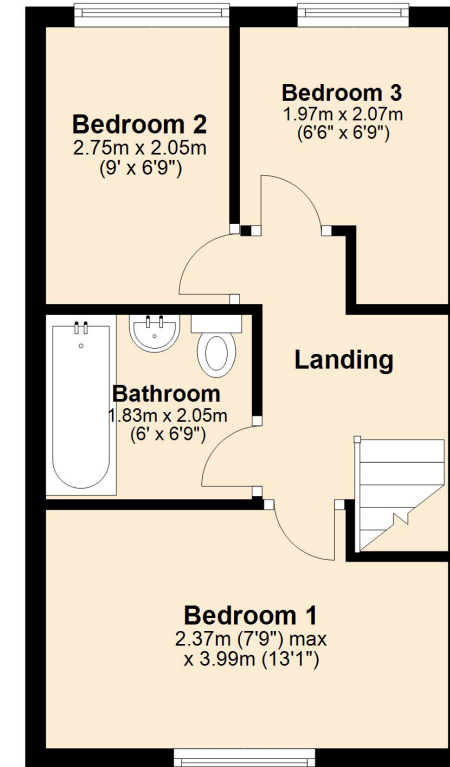
Ground Floor

Approx. 42.0 sq. metres (452.1 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.6 sq. feet)



Total area: approx. 71.1 sq. metres (765.7 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

