



7 Rosamund Avenue, Leicester LE32GP

MOORE
& YORK



Property at a glance:

- Extended Established Semi Detached Home
- Stunning Gardens
- Lounge/Dining Room & Conservatory
- Kitchen & Utility Area
- Shower Rm & Family Bathroom
- Gas Central Heating & D\G
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- Ample Block Paved Parking & Garage
- Ideal Buy For Growing Family

Asking Price £285,000 Freehold



Nicely presented extended established semi detached home standing with a stunning good sized rear garden situated in this popular location offering easy access to the popular Fosse Park Retail centre, the lovely walks and rides of Everards Meadows and the M1/M69 junction with its excellent transport links. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, lounge/dining room, conservatory, kitchen, utility area and shower room and to the first floor three bedrooms and bathroom and stands with ample blocked paved parking to front leading to side garage and beautifully presented gardens to rear. This lovely home would ideally suit the young and growing family and we highly recommend an internal viewing.

DETAILED ACCOMMODATION

Composite sealed double glazed door leading to;

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation.

LOUNGE/DINING ROOM

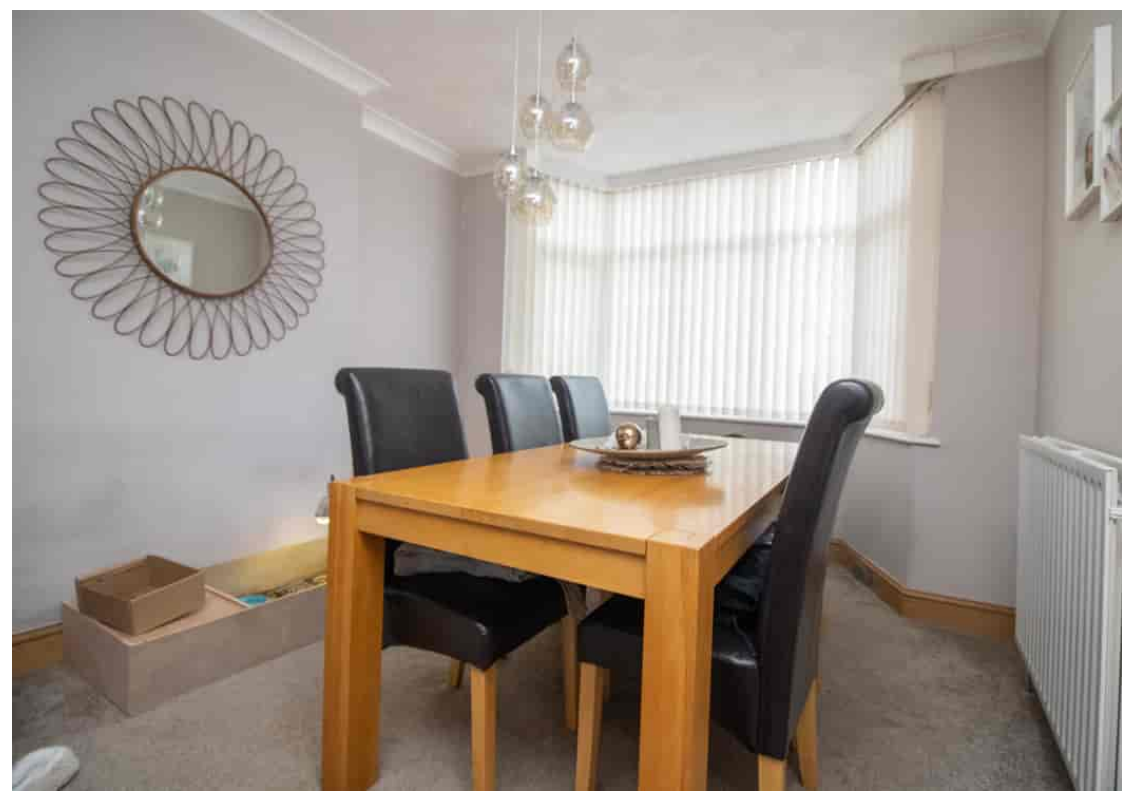
25' 0" x 10' 1" (7.62m x 3.07m) UPVC sealed double glazed bay window, double radiator, TV point, feature raised log effect gas fire, radiator, UPVC sealed double glazed sliding patio door leading to;

CONSERVATORY

13' 1" x 9' 9" (3.99m x 2.97m) UPVC sealed double glazed windows overlooking gardens, UPVC sealed double glazed French door to rear garden

KITCHEN

13' 9" max x 12' 0" max (4.19m x 3.66m) Comprising sink unit with cupboard under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, fridge/freezer space, UPVC sealed double glazed window, open plan aspect to utility area with private door to garage and sealed double glazed door to rear garden.





SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, Victorian style radiator, tiled throughout, UPVC sealed double glazed window.

FIRST FLOOR LANDING

UPVC sealed double glazed window, access to loft with pull down ladder.

BEDROOM 1

12' 8" x 10' 5" (3.86m x 3.17m) Radiator, UPVC sealed double glazed window.

BEDROOM 2

10' 5" x 8' 5" (3.17m x 2.57m) Radiator, UPVC sealed double glazed window, airing cupboard.

BEDROOM 3

7' 3" x 6' 9" (2.21m x 2.06m) Radiator, UPVC sealed double glazed window.

BATHROOM

6' 8" x 6' 8" (2.03m x 2.03m) Three piece suite comprising corner bath, pedestal wash hand basin and low level WC, tiled flooring, UPVC sealed double glazed window, large tiled splash backs, heated towel rail.

OUTSIDE

Ample block paved parking to front leading to side garage with double and single door access, power and light. Stunning social garden to rear comprising raised decked seating area with brick built bar-b-q, steps leading to good sized lawns with well stocked evergreen borders and further decked covered seating area.

SERVICES

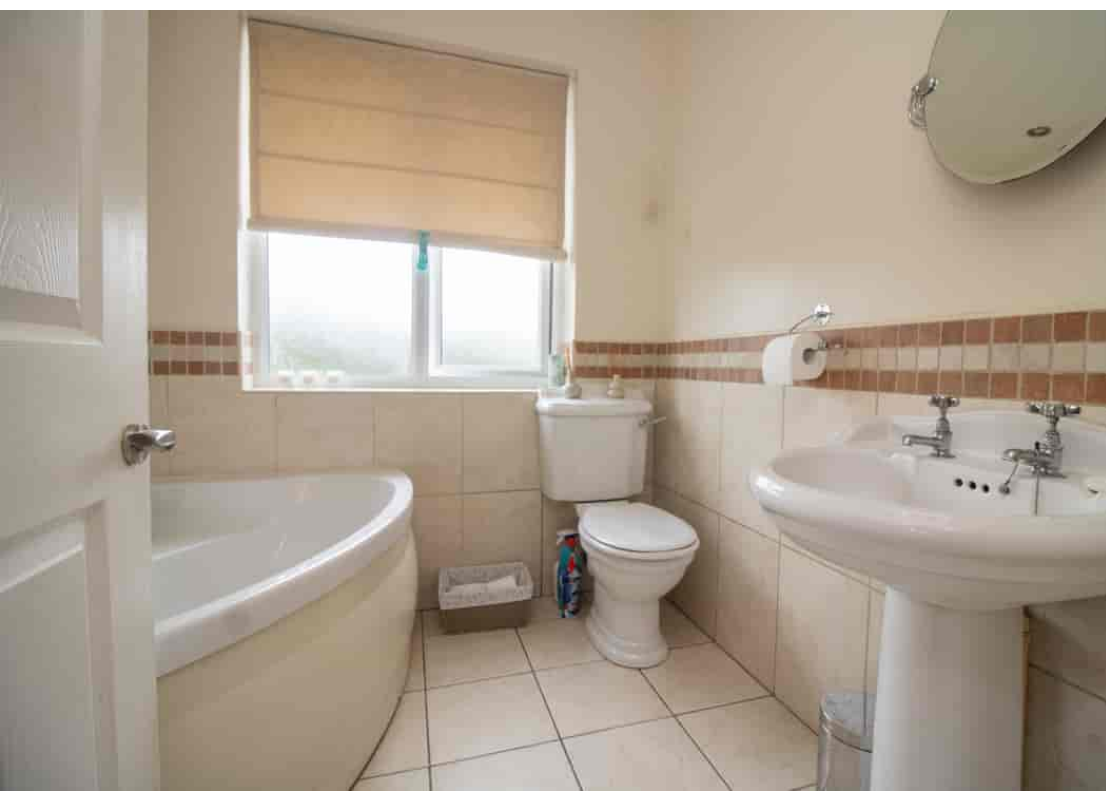
All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, and windows are double glazed.

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 BANDING

Blaby B

EPC RATING

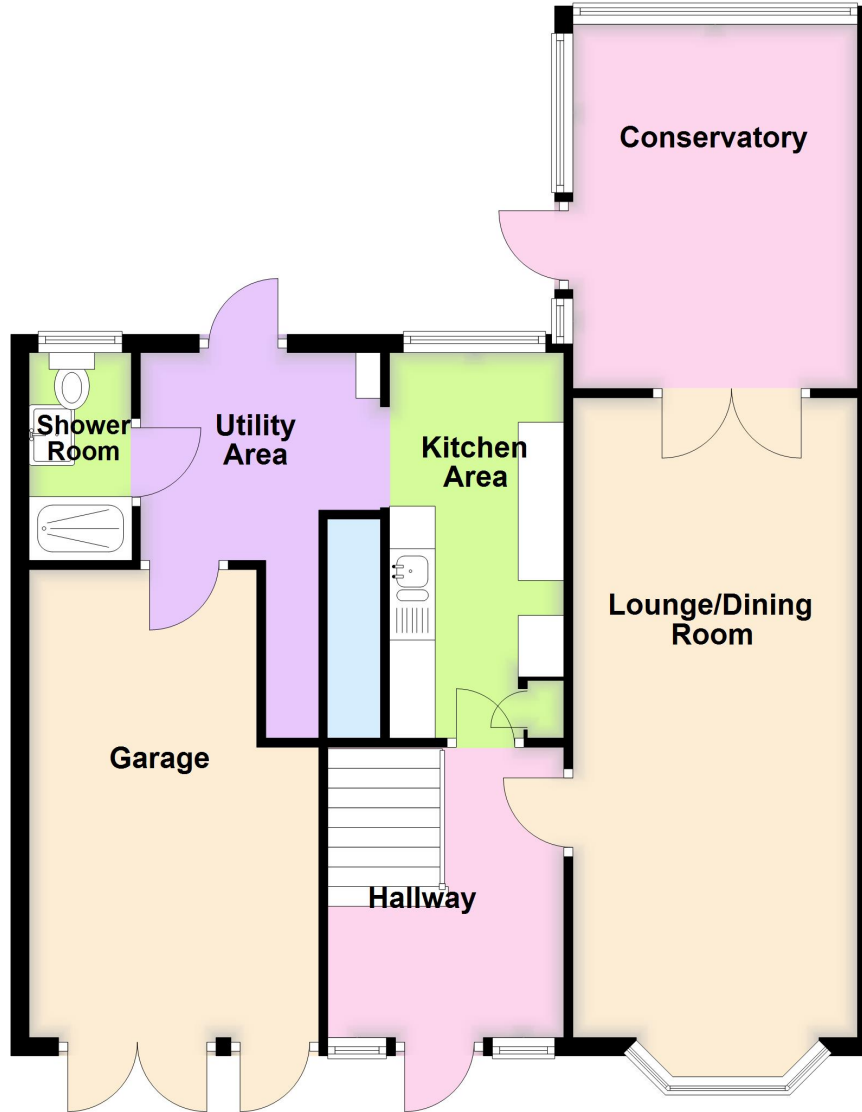
TBC

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.

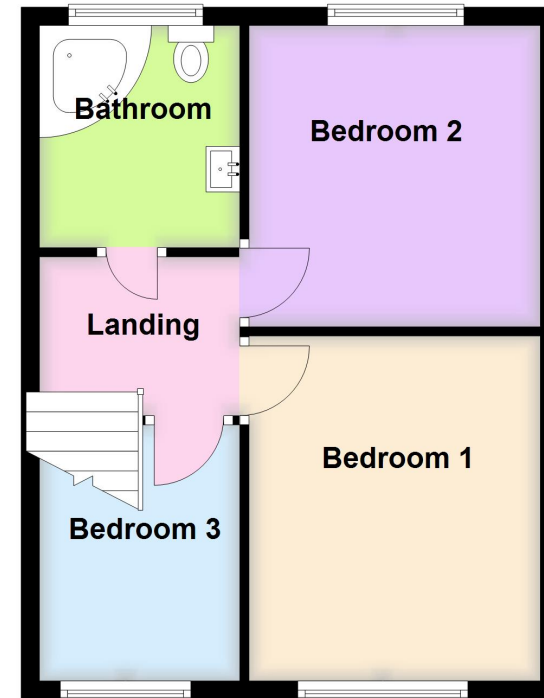
Ground Floor

Approx. 79.6 sq. metres (856.8 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



Total area: approx. 119.0 sq. metres (1281.2 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

