



232 Watkin Road, Leicester LE27HW

MOORE  
& YORK



### Property at a glance:

- Individually Designed Home
- Two Bedrooms
- Walking Distance Leicester Royal Infirmary
- Easy Access Local Facilities
- Open Plan Living Area
- Secure Covered Parking
- Feature Balcony Sitting Area
- Gas Central Heating & D\G

Asking Price £239,950 Freehold



Individually designed modern two bedroom semi detached home situated in the heart of the popular award winning Freeman's Common residential development offering easy access to the extensive range of cafe's and restaurants of the West End and with walking distance of the Leicester Royal Infirmary. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor two bedrooms and bathroom with open plan living area to the first floor with well fitted kitchen area and access to feature balcony area and stands with easily maintainable garden to rear with double secure gated access to side leading to covered parking. This lovely home would ideally suit the first time buyer and investment purchaser alike and we recommend an internal viewing.

### DETAILED ACCOMMODATION

Sealed double glazed door leading to

#### ENTRANCE HALL

Stairs leading to first floor accommodation, under stairs cupboard, boiler cupboard.

#### BEDROOM 1

11' 10" x 9' 2" (3.61m x 2.79m) Radiator, UPVC sealed double glazed window.

#### BEDROOM 2

8' 6" x 6' 6" (2.59m x 1.98m) Radiator, UPVC sealed double glazed window.



### BATHROOM

6' 6" x 5' 5" (1.98m x 1.65m) Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, radiator, tiled floor, UPVC sealed double glazed window.





## **OPEN PLAN KITCHEN/LIVING ROOM**

18' 8" x 15' 0" (5.69m x 4.57m) Nicely fitted kitchen area 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 with extractor fan over set in stainless steel hood with matching splash back, integrated fridge/freezer and washing machine, concealed central heating boiler, lounge area with UPVC sealed double glazed windows and french doors leading to Juliet balcony, access to loft space, sealed double glazed door leading to feature sitting balcony area.

## **OUTSIDE**

Evergreen garden to front, double gated secure access to covered parking and easily maintainable patio garden

## **VIEWING**

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## **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.

## **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.

## **COUNCIL TAX BAND**

Leicester B

## **TENURE**

Freehold

## **EPC RATING**

TBC

## **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.

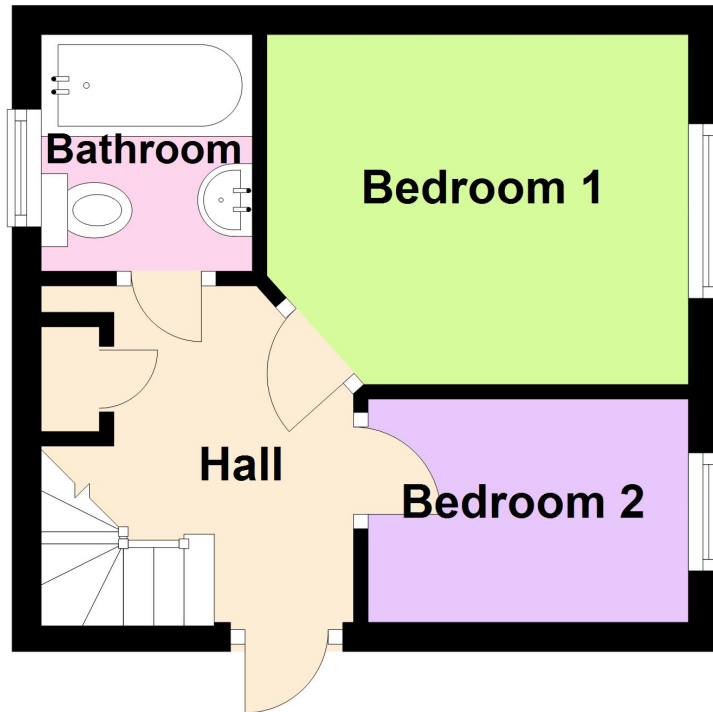
## **Property Information Questionnaire**

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.



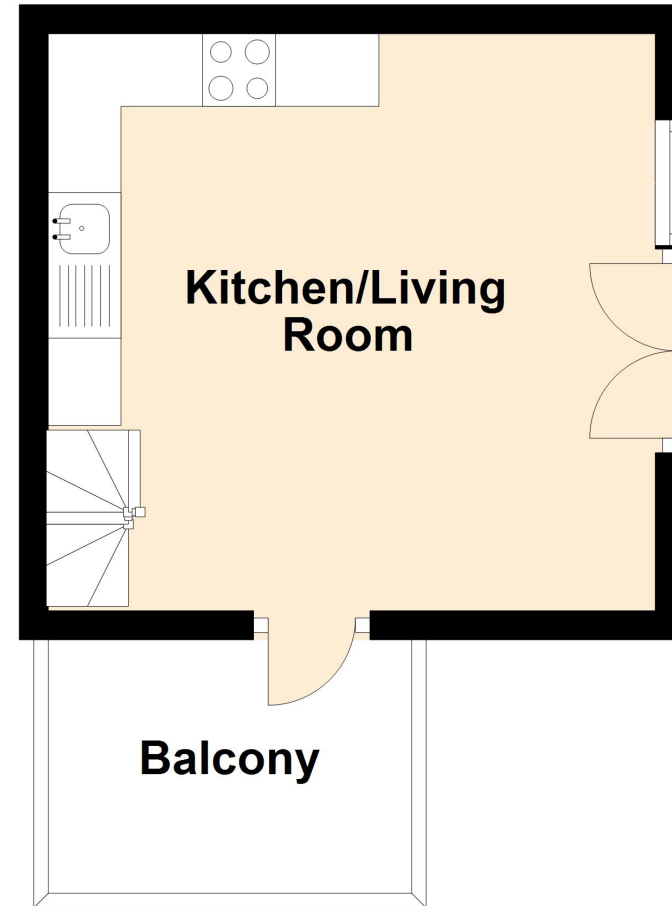
## Ground Floor

Approx. 18.0 sq. metres (193.7 sq. feet)



## First Floor

Approx. 16.6 sq. metres (178.3 sq. feet)



Total area: approx. 34.6 sq. metres (372.0 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

