



108 Copeland Avenue, Leicester LE39EH

MOORE  
& YORK





### Property at a glance:

- Modern Semi Detached Home
- Nicely Presented Throughout
- Lounge, Kitchen & Conservatory
- Easy Access Local Facilities
- Two Bedrooms & Bathroom
- Gas Central Heating & D\G
- Ideal First Home
- Viewing Essential.

Asking Price £199,950 Freehold



Nicely presented two bedroom semi detached home standing in a cul-de-sac location offering easy access to all local facilities and within a short drive of the Western Bypass offering excellent transport links. The centrally heated and double glazed accommodation briefly comprises to the ground floor lounge, well fitted kitchen/dining room and conservatory and to the first floor two bedrooms and bathroom and stands with ample parking to front and easily maintainable garden to rear. The property would ideally suit the first time buyer and we recommend an internal viewing.

### DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panel leading to;

#### LOUNGE

14' 3" x 9' 10" (4.34m x 3.00m) Stairs leading to first floor accommodation, radiator, UPVC sealed double glazed window, TV point, stripped paneled flooring.



### KITCHEN/DINING ROOM

14' 3" x 8' 7" (4.34m x 2.62m) Comprising sink unit with cupboards under, matching base units with butcher block work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over, plumbing for automatic washing machine, radiator, UPVC sealed double glazed window and door to leading to;

### CONSERVATORY

13' 7" x 8' 1" (4.14m x 2.46m) Tiled flooring UPVC sealed double glazed windows and French door to garden.









## LANDING

Airing cupboard housing central heating boiler.

## BEDROOM 1

10' 8" x 8' 9" (3.25m x 2.67m) UPVC sealed double glazed window, radiator, over stairs cupboard.

## BEDROOM 2

9' 6" x 6' 8" (2.90m x 2.03m) UPVC sealed double glazed window, radiator.

## BATHROOM

7' 1" x 6' 4" (2.16m x 1.93m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, UPVC sealed double glazed window, heated towel rail.

## OUTSIDE

Two driveways providing parking to front. Easily maintainable tiered garden to rear comprising decking and graveled levels.

## 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 City A

## EPC RATING

TBC

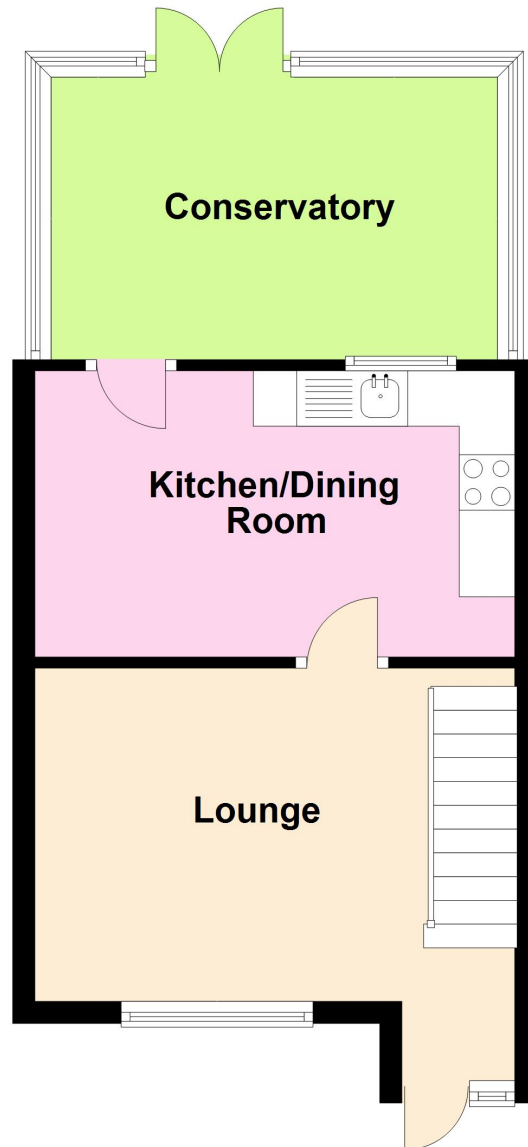
## IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

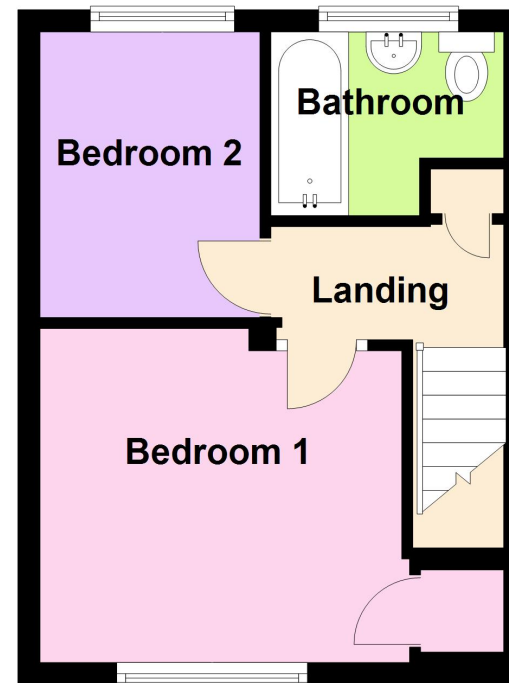




## Ground Floor



## First Floor



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



