



92 Fielding Road, Birstall, Leicester LE43AN

MOORE
& YORK



Property at a glance:

- Established Bay Windowed Semi Detached Home
- Sought After Charnwood Village Location
- Good Scope For Development(STP)
- No Onward Chain
- Three Bedrooms & Bathroom
- Gas Central Heating & D\G
- Great Potential
- Large Rear Garden Offering Great Potential Development(STP)

£260,000 Freehold



Established bay window three bedroom semi detached home situated in the heart of the popular large Village offering its own community atmosphere including local schooling, shopping and leisure facilities and within a short drive of the Western Bypass offering excellent transport links. The property is being sold with no onwards chain and the centrally heated double glazed accommodation briefly comprises to the ground floor entrance hall, lounge, dining room, and kitchen and to the first floor three bedrooms bathroom and separate WC and stands with parking to front and side and a large garden to rear offering great potential for development(STP). The property offers excellent potential and we recommend an early viewing.

DETAILED ACCOMMODATION

Composite door leading to:

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation, under stairs cupboard.

LOUNGE

17' 10" x 10' 7" (5.44m x 3.23m) Oak block flooring, UPVC sealed double glazed bay window to front aspect, radiator, wall mounted gas fire, TV point, archway leading to;



DINING ROOM

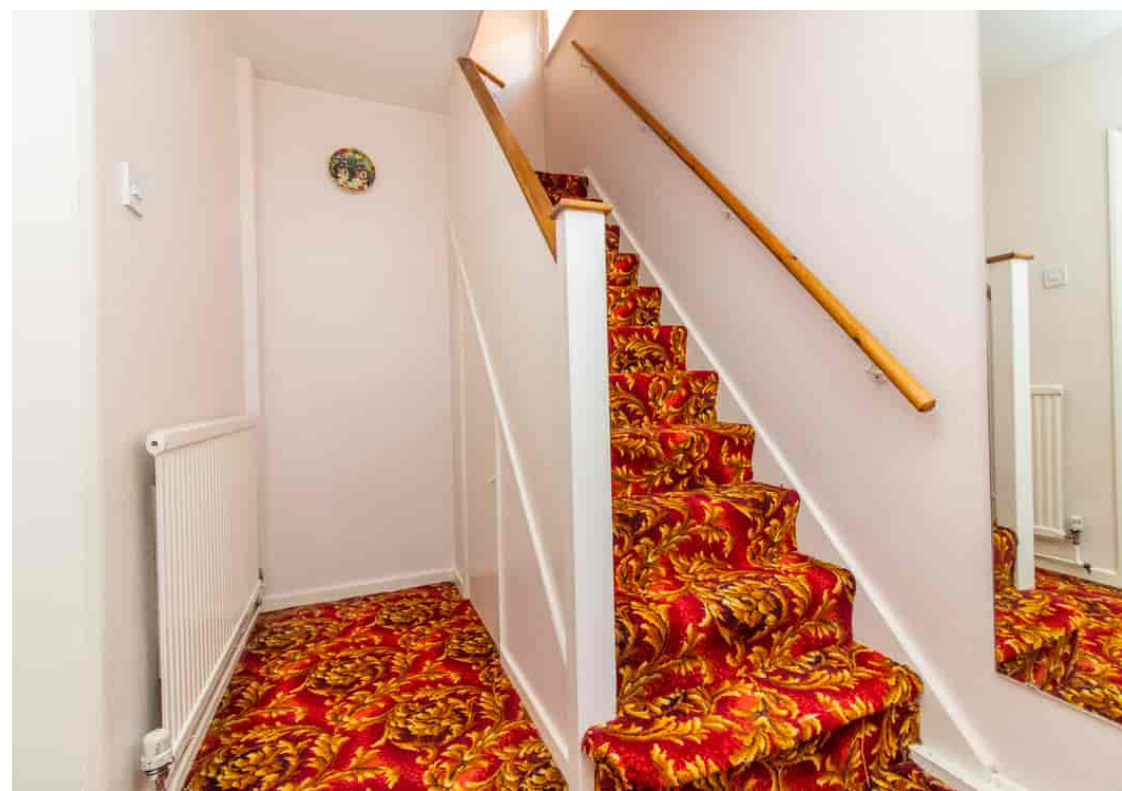
8' 8" x 7' 11" (2.64m x 2.41m) Oak block flooring, radiator, UPVC sealed double glazed window.

KITCHEN

10' 9" x 7' 5" (3.28m x 2.26m) Comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over drawers and cupboards under, complementary wall mounted eye level cupboards, plumbing for washing machine, UPVC sealed double glazed window, door to side aspect, tiled throughout.

FIRST FLOOR LANDING

Access to loft space.





BEDROOM 1

15' 0" x 10' 3" (4.57m x 3.12m) Radiator, UPVC sealed double glazed bay window.

BEDROOM 2

10' 3" x 10' 3" (3.12m x 3.12m) Radiator, UPVC sealed double glazed window, built in cupboard housing modern central heating boiler.

BEDROOM 3

6' 10" x 6' 3" (2.08m x 1.91m) Radiator, UPVC sealed double glazed window.

BATHROOM

6' 5" x 5' 0" (1.96m x 1.52m) Two piece suite comprising paneled bath with shower over and pedestal wash hand basin, radiator, UPVC sealed double glazed window.

CLOAKROOM

Low level WC

OUTSIDE

Open plan garden to rear and driveway providing parking leading to gated access to side for a small car. Good sized gardens to rear comprising patio and lawns with well stocked evergreen beds and borders.

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.

EPC RATING

TBC

COUNCIL TAX BAND

Charnwood C

TENURE

Freehold

IMPORTANT INFORMATION

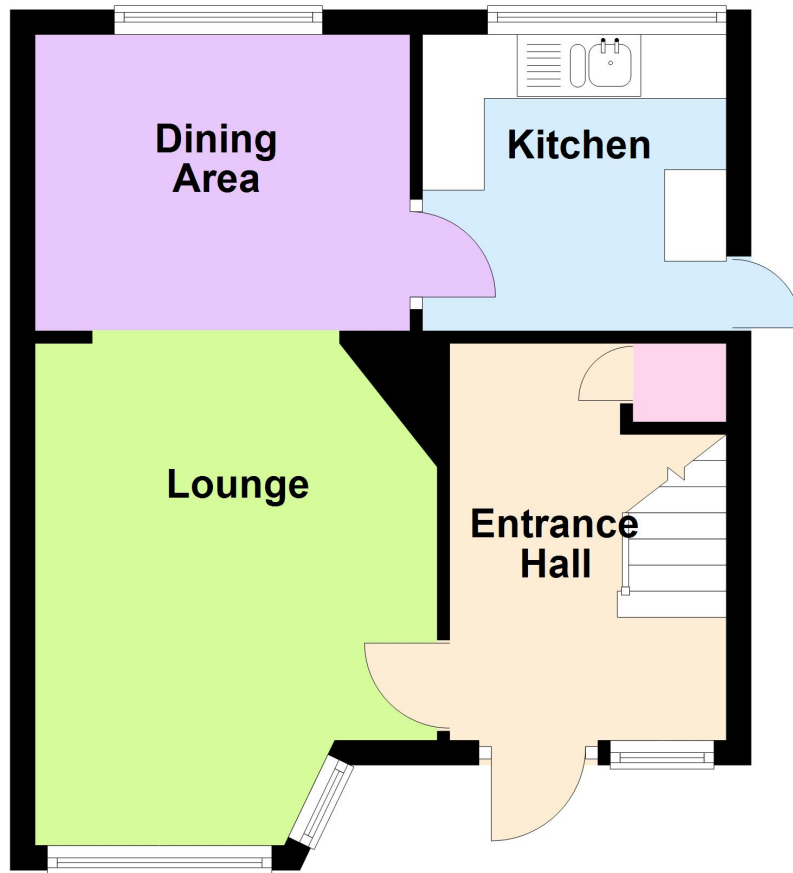
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or 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.

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

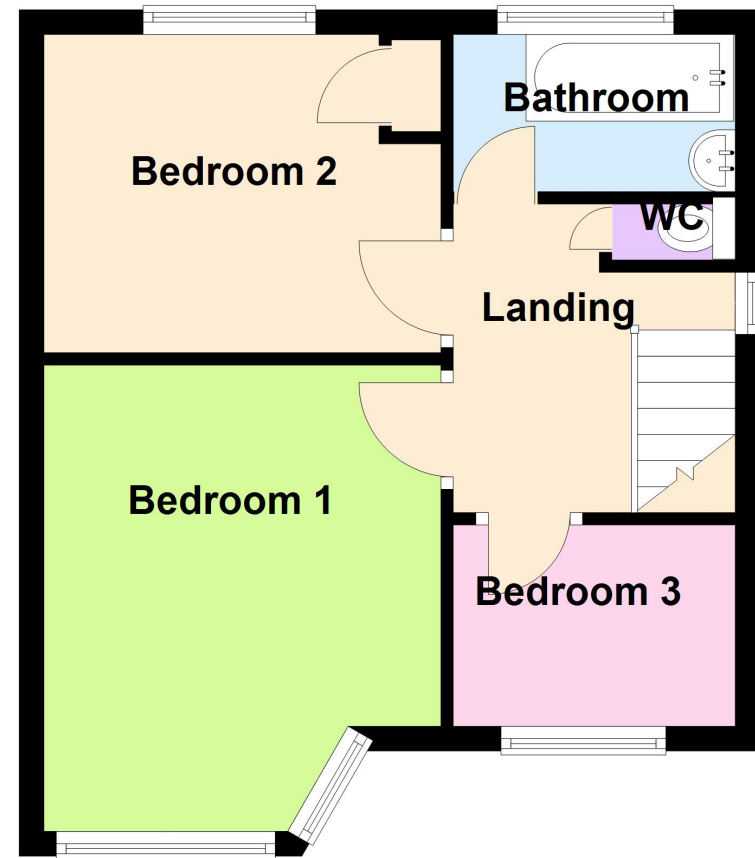
PROPERTY INFORMATION QUESTIONNAIRE

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



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

