



70 Gooding Avenue, Leicester LE31BQ

MOORE
& YORK



Property at a glance:

- Established Semi Detached Home
- Three Bedrooms & Bathroom
- Gas Central Heating & D\G
- No Upward Chain
- Easy Access Local Facilities
- Ideal Buy For Growing Family
- Lounge/Dining Room
- Gardens to Front and Rear

Asking Price £200,000 Freehold



Established three bedroom semi detached home situated with easy access of local facilities and within a short drive of the shops, cafe's and restaurants of Narborough Road and the popular Fosse Park Retail Centre. The property is being sold with no upward chain and the centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, lounge/dining room and kitchen and to the first floor three bedrooms and bathroom and stands with gardens to front and rear. The property would ideally suit the growing family and we recommend a early viewing.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

ENTRANCE HALL

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

LOUNGE/DINING ROOM

18' 11" x 12' 0" (5.77m x 3.66m) Radiator, TV point, UPVC sealed double glazed french door to rear garden.

KITCHEN

12' 1" x 9' 7" (3.68m x 2.92m) Comprising sink unit with cupboard under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, tiled splash backs, wall mounted gas boiler, radiator, sealed double door to rear aspect.

FIRST FLOOR LANDING

UPVC sealed double glazed window, access to loft.

BEDROOM 1

12' 4" x 9' 5" (3.76m x 2.87m) UPVC sealed double glazed window, radiator, Cast iron fire surround.



BEDROOM 2

11' 0" x 9' 6" (3.35m x 2.90m) UPVC sealed double glazed window, radiator

BEDROOM 3

10' 7" x 6' 4" (3.23m x 1.93m) UPVC sealed double glazed window, radiator

BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, tiled throughout, radiator.

OUTSIDE

Patio and lawn garden to rear with further garden to front with pathway leading to side access to property.

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.

TENURE

Freehold

COUNCIL TAX BAND

Leicester A

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.

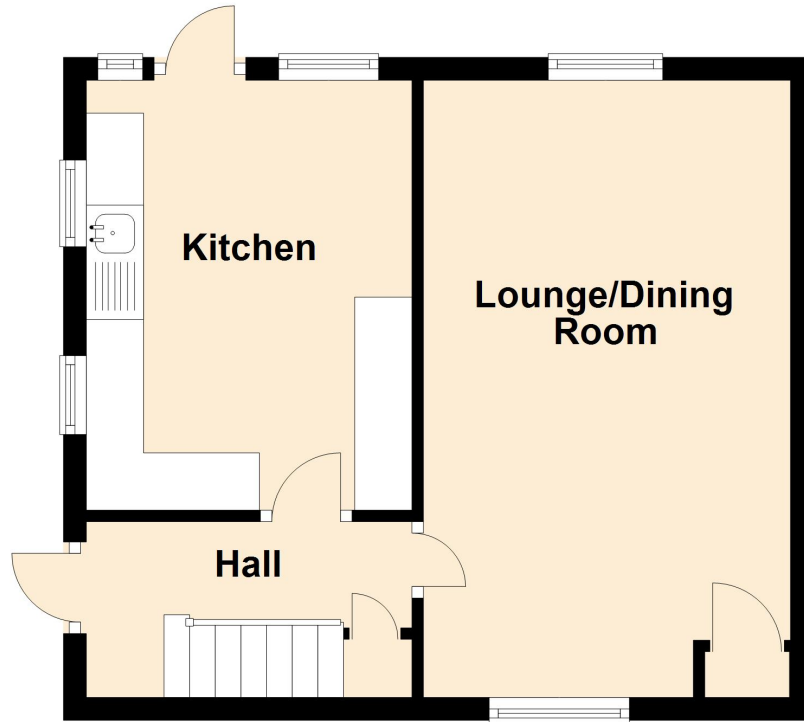
IMPORTANT INFORMATION

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.



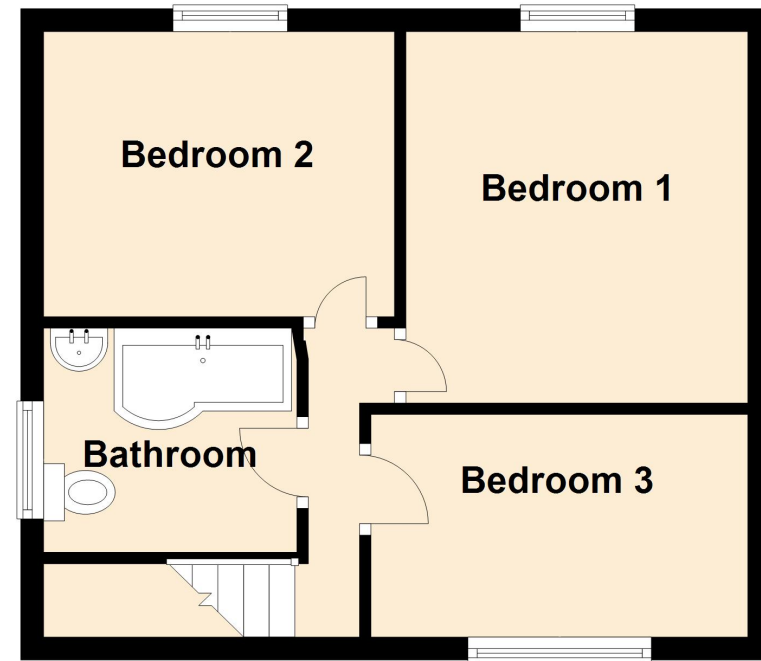
Ground Floor

Approx. 33.2 sq. metres (356.9 sq. feet)



First Floor

Approx. 32.5 sq. metres (350.1 sq. feet)



Total area: approx. 65.7 sq. metres (707.0 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

