



13 Edward Avenue, Leicester LE3 2PB

MOORE
&
YORK



Property at a glance:

- Spacious Character Semi Detached Home
- Sitting Room, Lounge/Dining Room & Kitchen
- Three Double Bedrooms & Bathroom
- Electric Heating System & Double Glazing
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- Ample Parking & Large Rear Garden
- Ideal For Growing Family

Asking Price £315,000 Freehold



Spacious established character semi detached home ideally suited within a short drive of the popular Fosse Park Retail centre, Everard's Meadows with its countryside walks and cycle routes and the M1/M69 junction offering excellent transport links. The well presented and appointed accommodation briefly comprises entrance hall, sitting room, lounge/dining room and kitchen to the ground floor and to the first floor three double bedrooms and bathroom. This lovely home stands with ample parking to front with gated access to side leading to side driveway/carport for a small car providing access to a good sized rear garden and detached garage/workshop. The property would ideally suit the growing family and we recommend an early viewing.

DETAILED ACCOMMODATION

Side sealed double glazed composite door with storm canopy over leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, under stairs cupboard.

SITTING ROOM

12' 8" x 11' 7" (3.86m x 3.53m) Radiator, UPVC sealed double glazed bay window, coal effect gas fire.

LOUNGE/DINING ROOM

20' 0" x 11' 0" (6.10m x 3.35m) Radiator, UPVC sealed double glazed window, sealed double glazed sliding patio doors to rear garden, TV point, display fire and surround.





KITCHEN

11' 3" x 8' 3" (3.43m x 2.51m) 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, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, integrated washing machine and fridge, understairs cupboard, door to side aspect, UPVC sealed double glazed window, tiled splash backs.



FIRST FLOOR LANDING

UPVC sealed double glazed window. (Loft access with pull-down loft ladder. The loft is insulated, boarded and carpeted).

BEDROOM 1

12' 9" x 10' 2" (3.89m x 3.10m) Radiator, UPVC sealed double glazed bay window, fitted wardrobes.

BEDROOM 2

11' 7" x 8' 2" (3.53m x 2.49m) Radiator, UPVC sealed double glazed window.

BEDROOM 3

10' 9" x 8' 5" (3.28m x 2.57m) Radiator, UPVC sealed double glazed window.

BATHROOM

11' 5" x 5' 3" (3.48m x 1.60m) Three piece suite comprising paneled bath with shower over, vanity sink unit set in bathroom cabinet incorporating WC, airing cupboard, radiator, UPVC sealed double glazed window

OUTSIDE

Block paved parking to front providing ample parking space, double door access to side block paved driveway/carport for a small car leading to detached garage/workshop to rear with power and light. Large rear patio seating area leading to shaped lawns with floral and evergreen borders, graveled display.

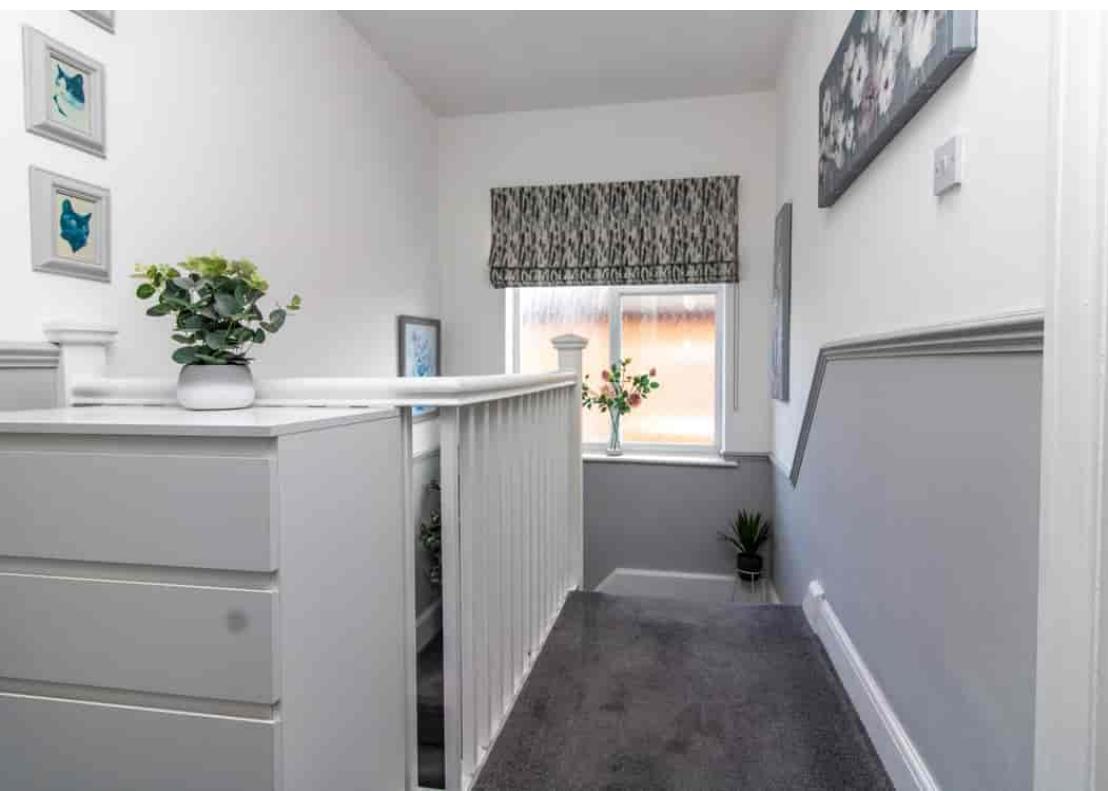
VIEWING

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

SERVICES

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







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

Blaby B

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.

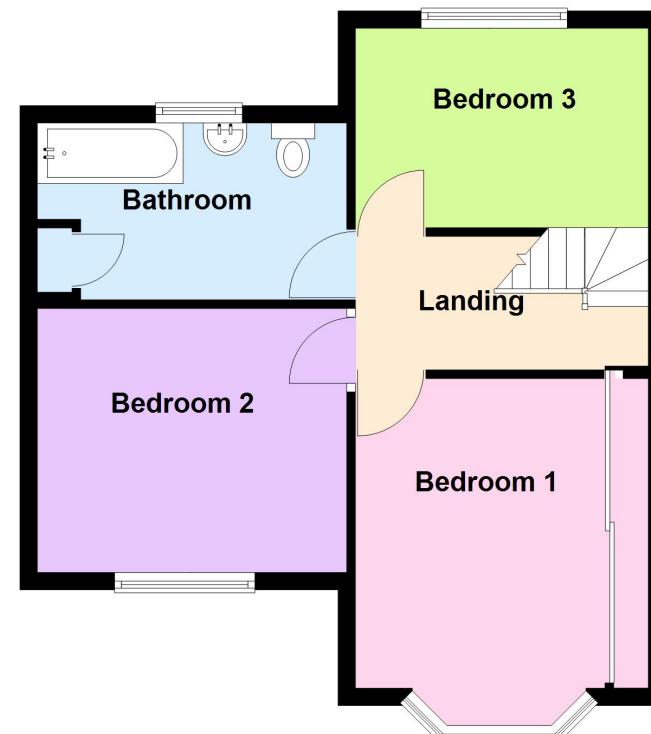




Ground Floor



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



0116 255 8666 | Leicester@mooreandyork.co.uk | www.mooreandyork.co.uk

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