



77 Goodwood Road, Leicester LE56TQ

MOORE
& YORK



Property at a glance:

- Three Bedroom End Town House
- Walking Distance Local Mosque
- Easy Access Local Facilities
- Downstairs WC & Bathroom
- Gas Central Heating & D\G
- Garage In Block
- Set Back From Road
- Viewing Essential

£245,000 Freehold



Nicely presented modern three bedroom end town house set back from the road in this highly popular location offering easy access to local facilities and with walking distance of the Masjid Muadin ibn Jabal mosque. The well planned centrally heated accommodation briefly comprises entrance hall, lounge, kitchen/ dining room and cloakroom/WC to the ground floor and to the first floor three bedrooms and family bathroom and stands with garden to front and rear with access to single garage in block. The property would ideally suit the young and growing and we highly recommend a early viewing

DETAILED ACCOMMODATION

Sealed double glazed door to;

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation, under stairs cupboard, built in cupboard

LOUNGE

12' 11" x 11' 8" (3.94m x 3.56m) UPVC sealed double glazed window, radiator, TV point.

KITCHEN/DINING ROOM

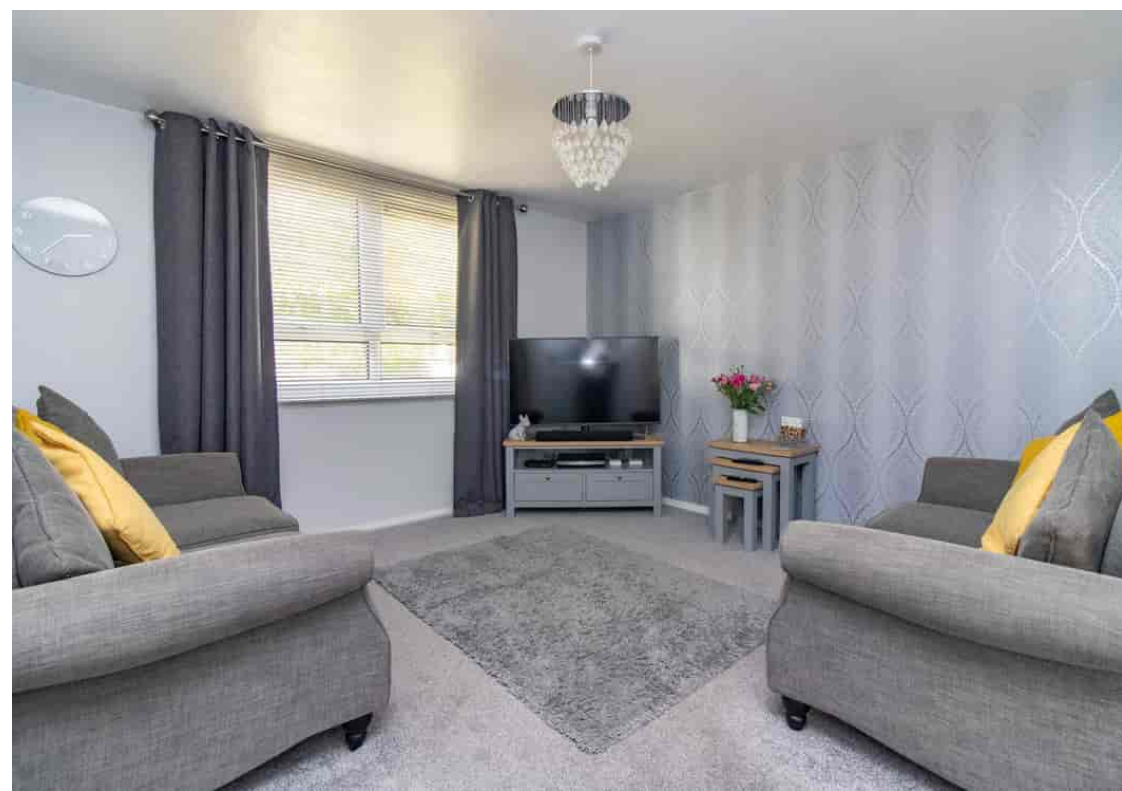
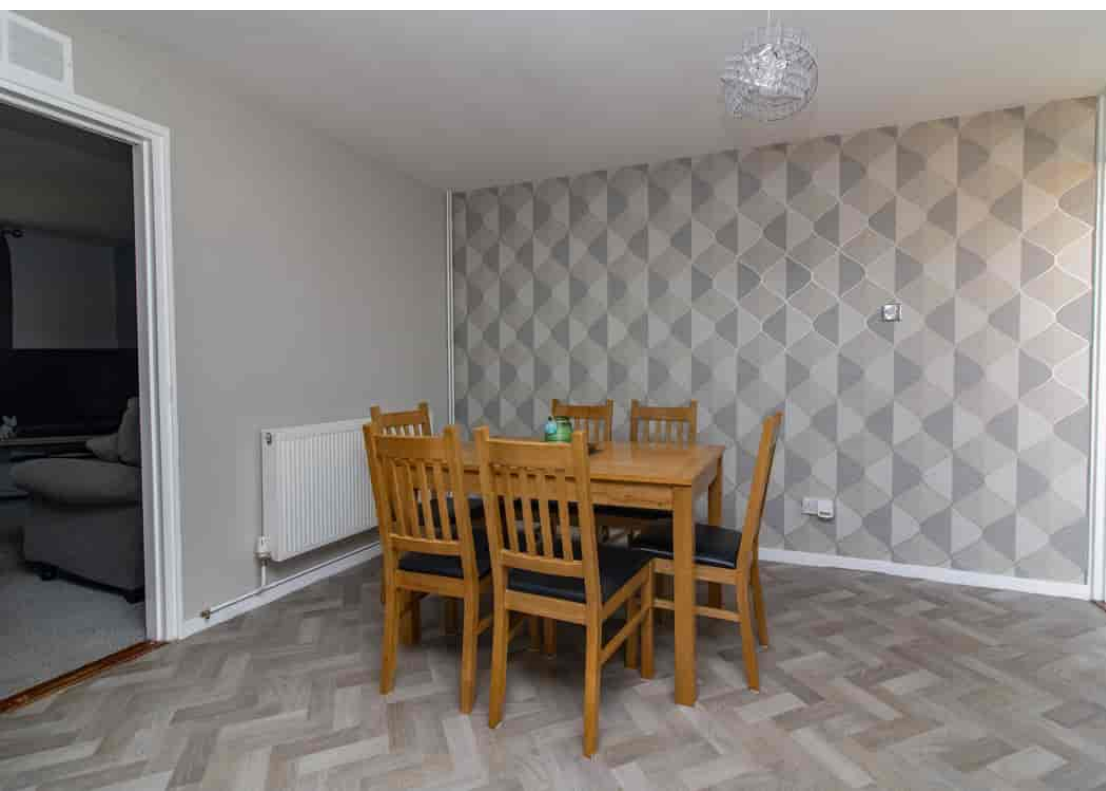
18' 7" x 11' 8" (5.66m x 3.56m) Comprising sink unit with cupboard under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, fridge/freezer space, tiled splash backs, plumbing for washing machine, radiator, UPVC sealed double glazed window.

OUTER HALLWAY

Door to rear garden.

CLOAKROOM

Low level WC and wash hand basin.





FIRST FLOOR LANDING

Radiator, access to loft space, walk in cupboard housing Worcester central heating boiler, shelved airing cupboard.

BEDROOM 1

10' 8" x 10' 0" (3.25m x 3.05m) Radiator, UPVC sealed double glazed window, wardrobe recess

BEDROOM 2

12' 5" x 10' 8" (3.78m x 3.25m) Radiator, UPVC sealed double glazed window.

BEDROOM 3

7' 7" x 7' 4" (2.31m x 2.24m) 7' 7" x 7' 4" (2.31m x 2.24m) Radiator, UPVC sealed double glazed window.

BATHROOM

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

OUTSIDE

Open plan lawn garden to front, easily maintainable garden to rear with gated access leading to garage in block.

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 gas-fired, electric power points are fitted throughout the property, 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 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.

TENURE

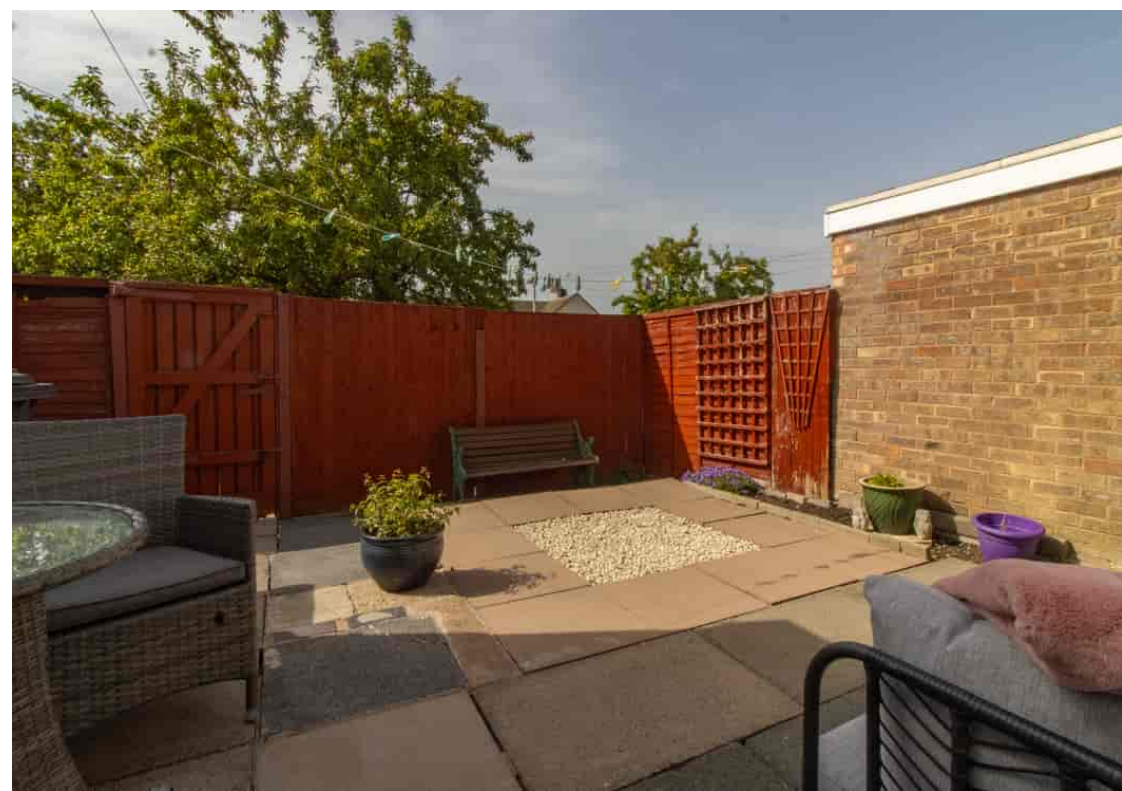
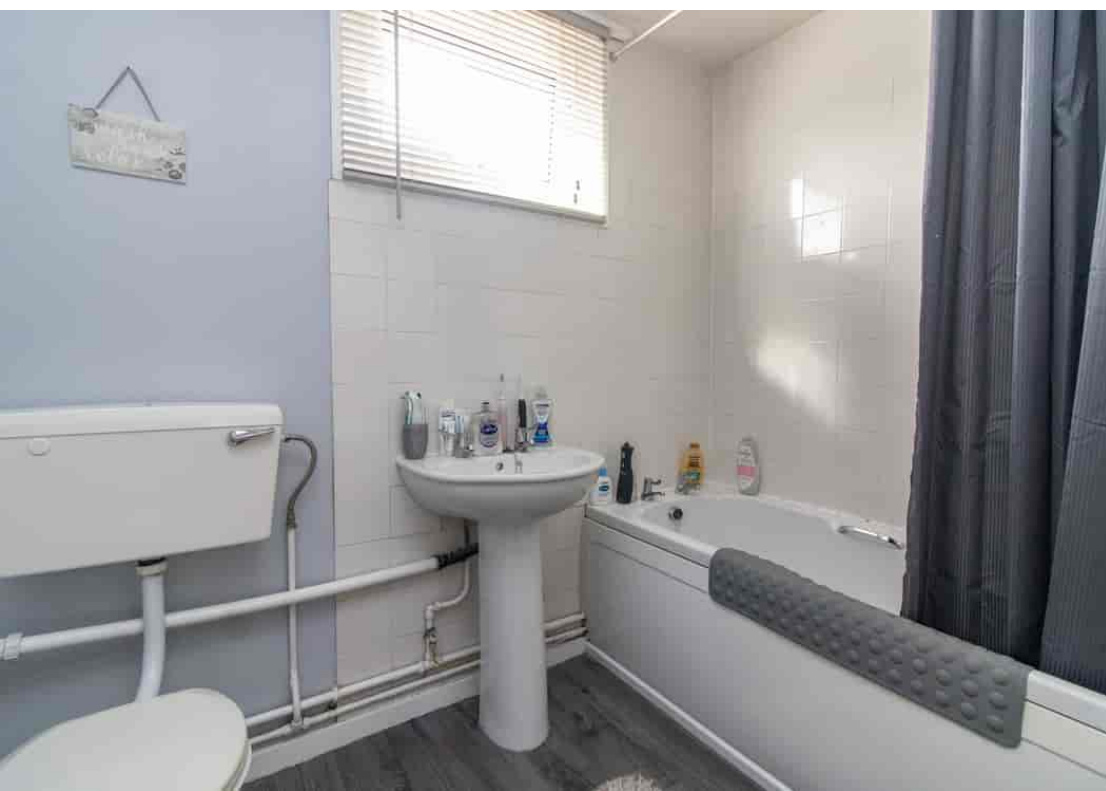
Freehold

COUNCIL TAX BAND

Leicester A









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.

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

