



49 Tennis Court Drive, Leicester LE5 1AS

MOORE  
& YORK





### Property at a glance:

- Established Character Bungalow
- Two Bedrooms
- Gas Heating & Double Glazing
- Sought After Location
- No Upward Chain
- Good Sized Gardens
- Development Potential (SSTP)
- Viewing Essential
- Original Features

£285,000 Freehold



We are pleased to offer for sale this established two bed roomed semi detached home situated on this popular road in the heart of the sought after suburb of Humberstone. This character home stands on a good sized plot comprising good sized frontage and rear gardens ideally suited for further development(subject to normal planning consents) and the centrally heated and double glazed accommodation briefly comprises entrance hall, lounge, kitchen/dining room, two bedrooms and shower room with ample gravelled parking to front and gardens to rear. This lovely home is being sold with no upward chain and we highly recommend a early viewing

#### DETAILED ACCOMMODATION

Sealed double door leading to;

#### ENTRANCE HALL

Stripped and varnished panelled floor.

#### LOUNGE

13' 2" x 12' 2" (4.01m x 3.71m) Cottage style stripped door, UPVC sealed double glazed window, double radiator, real flame effect gas fire in tiled surround.

#### KITCHEN/DINING ROOM

13' 11" x 13' 4" max (4.24m x 4.06m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, plumbing for washing machine, wall mounted gas boiler, UPVC sealed double glazed window and door to rear garden.

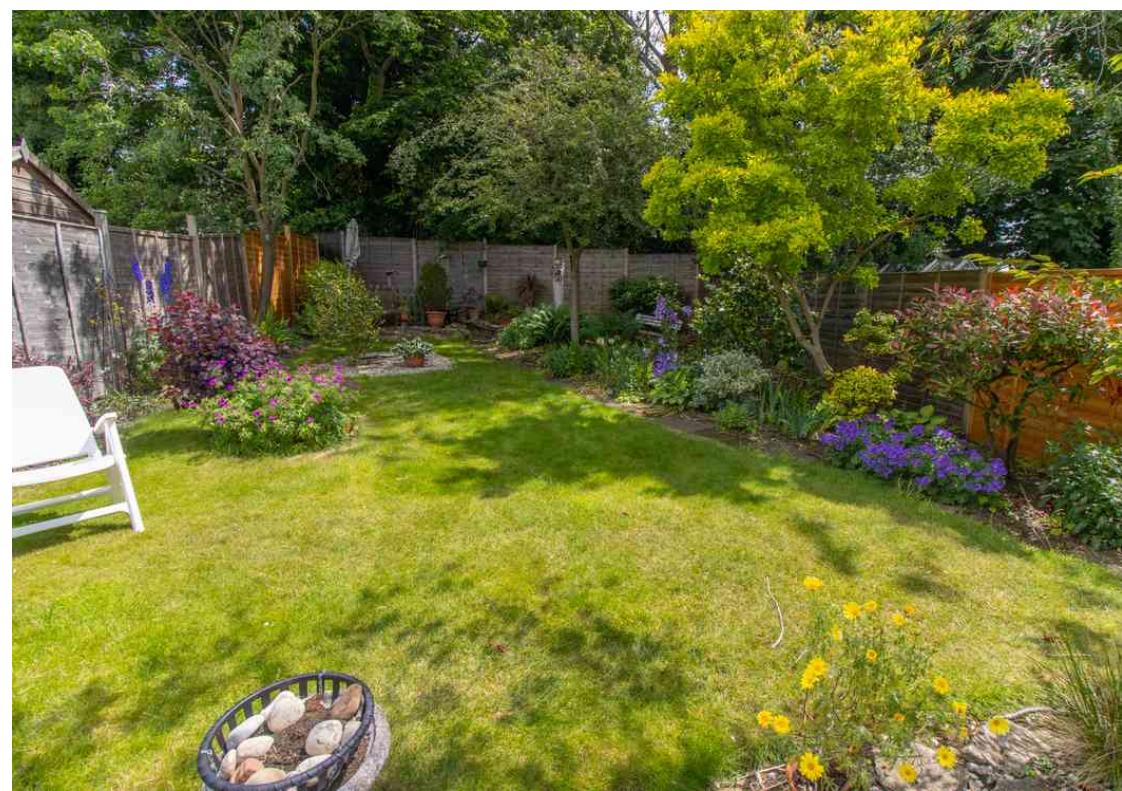
#### BEDROOM!

14' 4" x 10' 1" (4.37m x 3.07m) Radiator, UPVC sealed double glazed window.

#### BEDROOM 2

9' 8" x 8' 1" (2.95m x 2.46m) Radiator, UPVC sealed double glazed window.











### **Shower Room**

7' 1" x 5' 6" (2.16m x 1.68m) Three piece suite comprising walk in tiled shower cubicle, vanity sink unit and low level WC, radiator, UPVC sealed double glazed window.

### **OUTSIDE**

The property stands set back from the road with a good sized frontage providing ample gravelled parking. Nicely presented good sized garden to rear comprising patio area and lawns with inset fish pond and well stocked evergreen and floral beds

### **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.

### **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

### **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.

### **COUNCIL TAX BANDING**

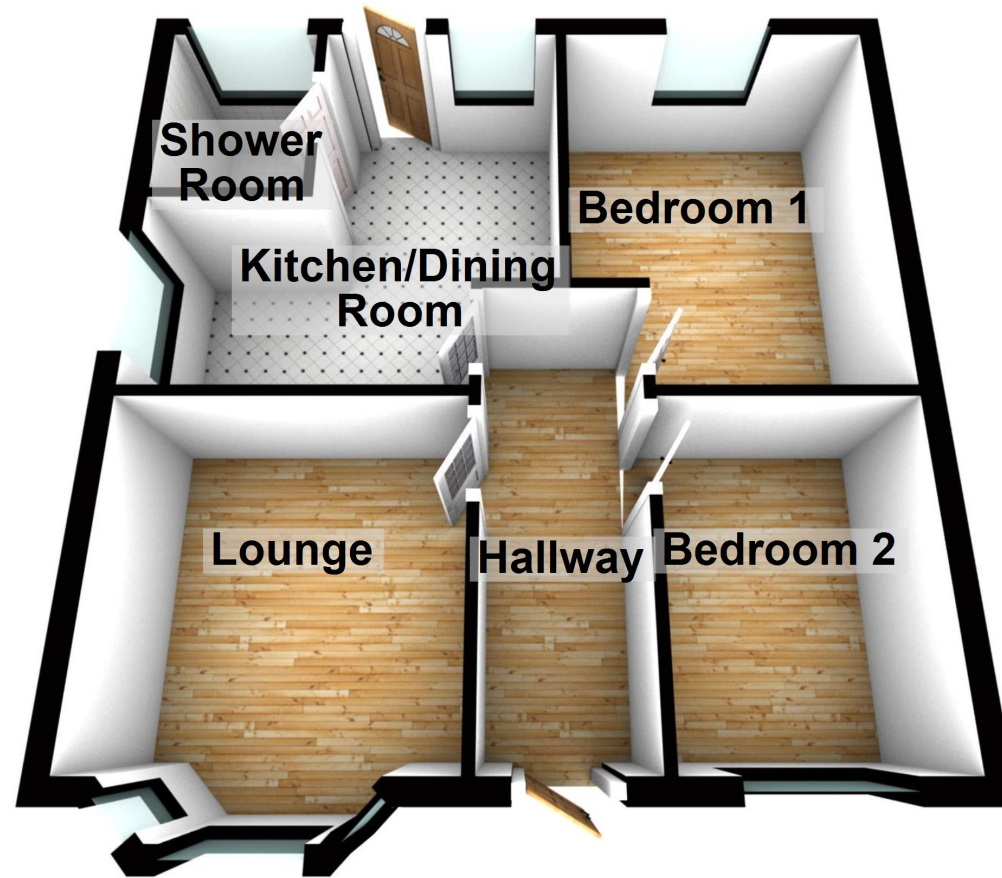
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## Ground Floor



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



