



93 Westover Road, Leicester LE33DW

MOORE
& YORK



Property at a glance:

- Established Bay Windowed Semi Detached Home
- Three Bedrooms & Modern Shower Room
- Lounge, Dining Areas & Kitchen
- Ample Parking & Garage
- Easy Access Local Facilities
- Great Potential
- Viewing Essential

Asking Price £225,000 Freehold



Welcome to this charming 3-bedroom semi-detached house, offering an excellent opportunity for buyers seeking a blank canvas to create their ideal family home. Situated in a peaceful and well-established neighbourhood, this property promises both comfort and convenience, perfect for those looking to invest in a home with great potential. Upon arrival, you'll appreciate the generous frontage and the classic design that characterises this semi-detached house. Inside the home comprises to the ground floor entrance hall, lounge area, dining area, kitchen and utility room and to the first floor three bedrooms and shower room. The plot itself enjoys a generous private rear garden that is ideal for outdoor entertaining, gardening, or creating a safe play area for children with a further good sized frontage. The spacious driveway provides ample off-street parking leading to single garage adding practical value to the property. Located in a sought-after area, this property benefits from easy access to local amenities including schools, shops, and excellent transport links to nearby towns and cities. The community is friendly and well-established, offering a welcoming environment for families and individuals alike.

DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panel and original storm canopy leading to;

ENTRANCE HALL

10' 6" x 6' 3" (3.20m x 1.91m) Radiator, stairs leading to first floor accommodation, under stairs cupboard.

LOUNGE AREA

16' 11" x 10' 6" (5.16m x 3.20m) Coal effect gas fire set in display surround, radiator, UPVC sealed double glazed half bay window, TV point archway to;

DINING AREA

9' 2" x 8' 6" (2.79m x 2.59m) Double radiator, UPVC sealed double glazed French doors to rear garden.



KITCHEN

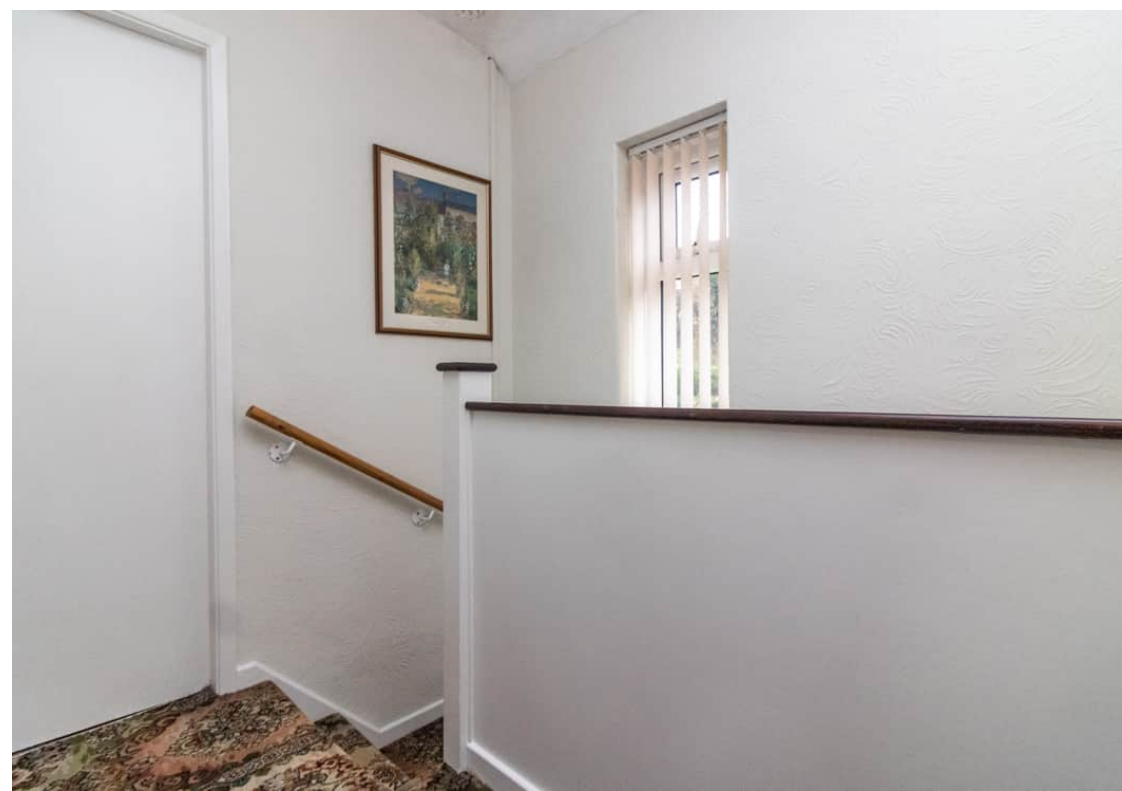
12' 6" x 8' 1" (3.81m x 2.46m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in matching hood, tiled splash backs, tiled flooring, UPVC sealed double glazed window.

UTILITY ROOM

9' 0" x 7' 4" (2.74m x 2.24m) UPVC sealed double glazed door and window to rear garden, private door to garage.

FIRST FLOOR LANDING

UPVC sealed double glazed window.





BEDROOM 1

14' 1" x 9' 10" (4.29m x 3.00m) UPVC sealed double glazed half bay window radiator.

BEDROOM 2

10' 9" x 10' 8" (3.28m x 3.25m) Built in wardrobes, boiler cupboard, UPVC sealed double glazed window ,radiator.

BEDROOM 3

7' 11" x 7' 0" (2.41m x 2.13m) Radiator, UPVC sealed double glazed window.

SHOWER ROOM

7' 0" x 6' 0" (2.13m x 1.83m) Three piece suite comprising walk in easy wipe shower cubicle, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

OUTSIDE

Lawns to front with floral borders and side driveway providing parking leading to garage with up and over door. The private rear garden comprises patio area and lawns with floral and evergreen beds.

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

ANTI-MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks

TENURE

Freehold

EPC RATING

TBC

COUNCIL TAX BAND

Blaby B

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

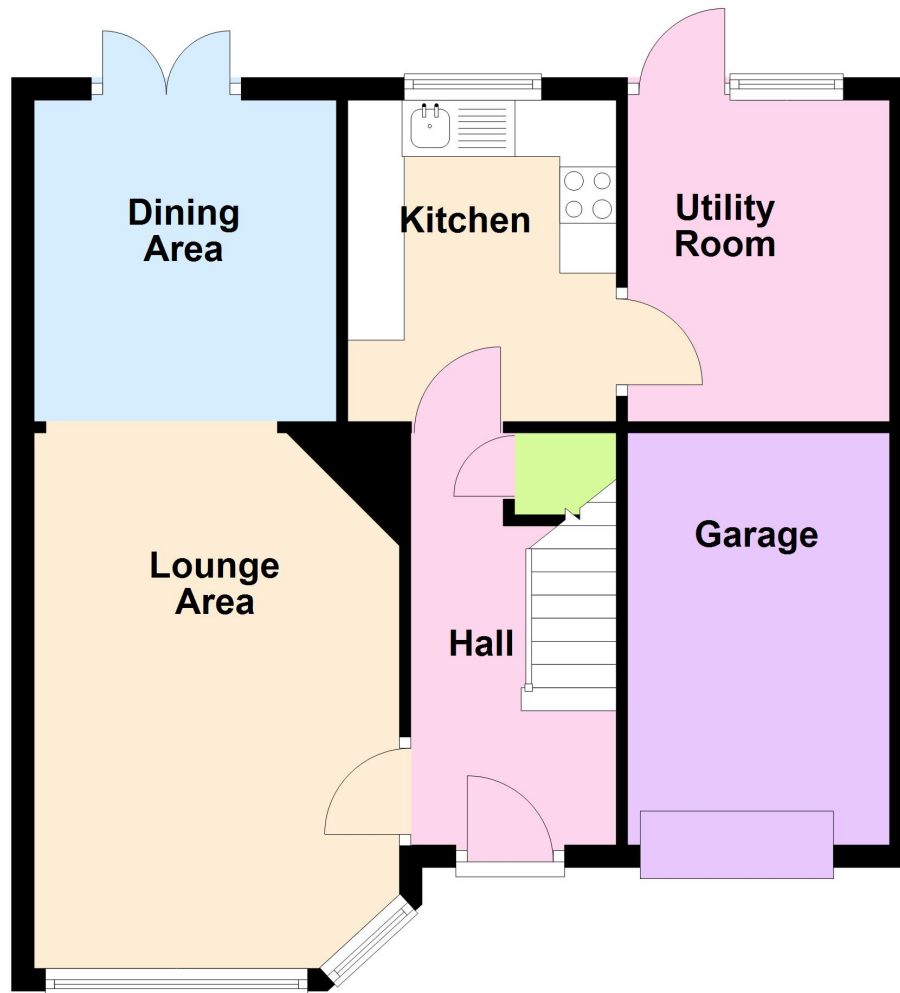
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or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

PROPERTY INFORMATION QUESTIONNAIRE

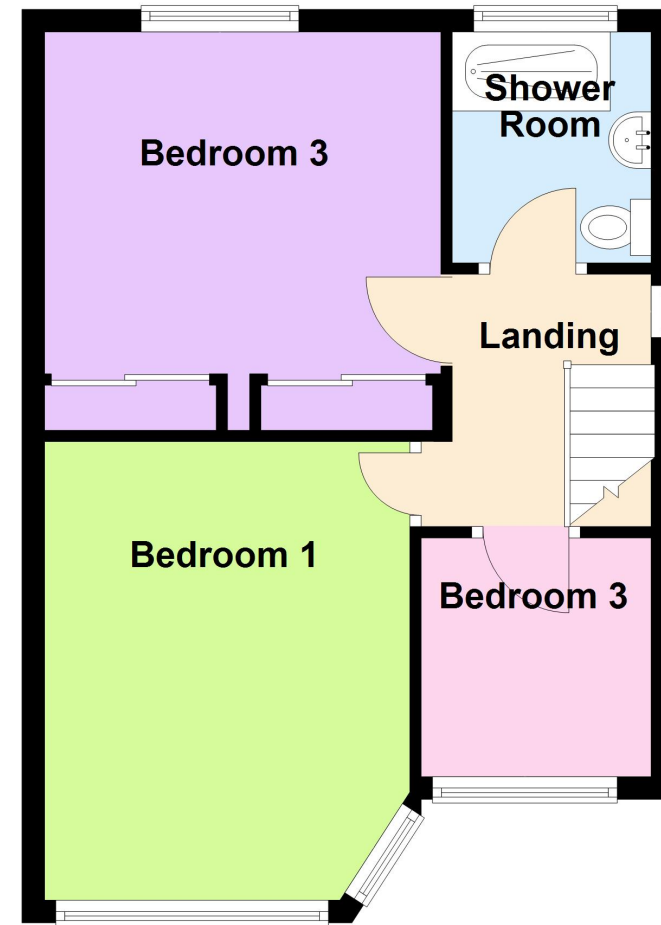
The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire if you would like to view a copy.



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

