



9 West Street

Enderby, Leicester LE194LT

MOORE
& YORK



Property at a glance:

- End Terrace Home
- Two Bedrooms & Bathroom
- Two Reception Rooms & Kitchen
- Gas Central Heating & D\G
- Good Sized Garden
- No Upward Chain
- Popular Location

Guide Price £180,000 Freehold



We are pleased to offer for sale this two bedroom end terrace home situated in the heart of the sought after village of Enderby which offers its own community atmosphere including shopping, leisure and schooling facilities and within a short drive of the Fosse Park Retail Centre and the M1/M69 road junction. The property is being sold with no upward chain and the centrally heated and double glazed accommodation briefly comprises to the ground floor two receptions and kitchen and to the first floor landing, two bedrooms and four piece bathroom. Ideally suited to the first time buyer we highly recommend a early viewing.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

LOUNGE

11' 3" x 11' 2" (3.43m x 3.40m) Radiator, UPVC sealed double glazed window, display fire surround.

INNER LOBBY

Stairs to first floor accommodation.

DINING ROOM

11' 8" x 11' 3" (3.56m x 3.43m) Radiator, UPVC sealed double glazed window, under stairs cupboard, wall mounted gas fire in display surround.

KITCHEN

11' 1" x 6' 3" (3.38m x 1.91m) Comprising sink unit with cupboard under, matching base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, tiled splash backs, wall mounted gas boiler, UPVC sealed double glazed window and door to rear garden.

FIRST FLOOR LANDING





BEDROOM 1

12' 10" x 10' 11" (3.91m x 3.33m) Radiator, UPVC sealed double glazed window

BEDROOM 2

11' 9" x 9' 4" (3.58m x 2.84m) Radiator, UPVC sealed double glazed window

BATHROOM

Four piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC.

OUTSIDE

Forecourt garden to front, patio and lawns to rear with floral borders, outside WC

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

COUNCIL TAX BAND

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FLOOR PLANS

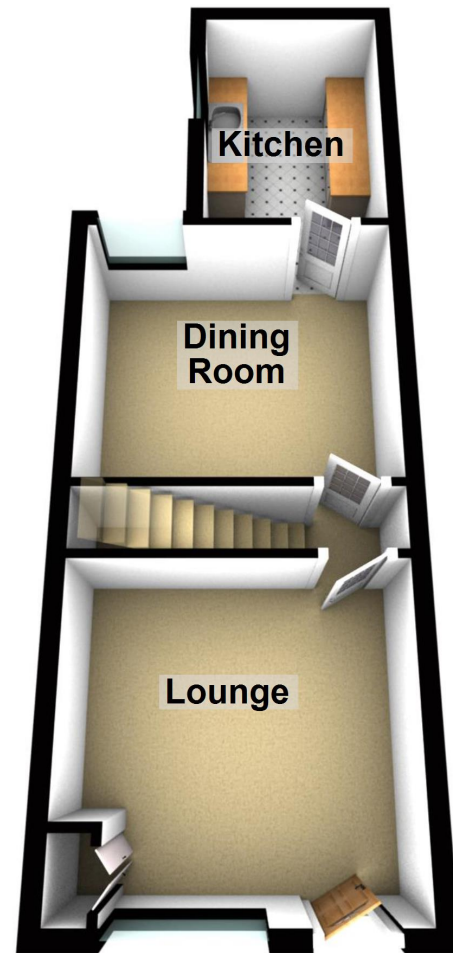
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

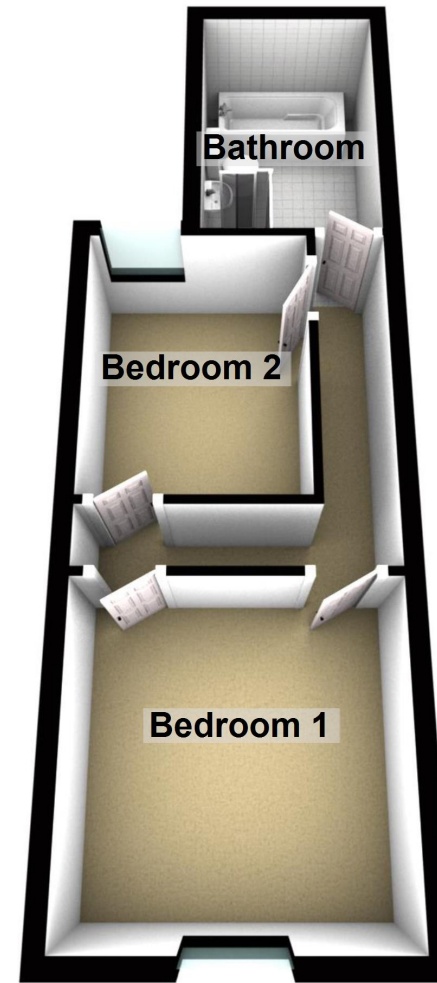
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.



Ground Floor



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

