



51 Pindar Road, Leicester LE39RN

MOORE
& YORK



Property at a glance:

- End Town House
- THREE BEDROOMS
- Ideal For Growing Family
- Gas Central Heating & D\G
- Rear Detached Storage Room(25ftx21ft)
- Lounge & Dining Kitchen
- No Onward Chain
- Easy Access Local Facilities

£210,000 Freehold



Established three bedroom End Town House situated within easy access of local facilities and within a short drive of Glenfield Hospital and the Western bypass offering excellent transport links. The centrally heated and double glazed accommodation briefly comprises entrance hall, lounge and kitchen dining room to the ground floor and three bedrooms and bathroom to the first floor. The property is being sold with no upward chain and stands with a good sized garden to rear with large brick built detached storage room (25ft X 21ft) offering potential for further usage (STP).

DETAILED ACCOMMODATION

Sealed double glazed door leading to;

ENTRANCE HALL

Radiator, under stairs cupboard.

LOUNGE

12' 4" x 12' 1" (3.76m x 3.68m) Radiator, UPVC sealed double glazed window, raised log effect fire.



KITCHEN/DINING ROOM

18' 4" x 10' 3" (5.59m x 3.12m) 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, UPVC sealed double glazed French doors to rear garden.

FIRST FLOOR LANDING

Access to loft space, airing cupboard housing central heating boiler.





BEDROOM 1

11' 9" x 10' 3" (3.58m x 3.12m) Radiator, UPVC sealed double glazed window.

BEDROOM 2

10' 5" x 9' 0" (3.17m x 2.74m) Radiator, UPVC sealed double glazed window, built in cupboard.

BEDROOM 3

9' 9" x 7' 0" (2.97m x 2.13m) Radiator, UPVC sealed double glazed window, over stairs boxing.

BATHROOM

7' 8" x 5' 4" (2.34m x 1.63m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window, tiled splash backs

OUTSIDE

Lawn garden to front. Good sized rear garden incorporating patio and lawns, brick built outhouse and large detached storage area (25ft x 21ft) offering great potential for further usage (STP)

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. 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.

TENURE

Freehold

EPC RATING

TBC

COUNCIL TAX BAND

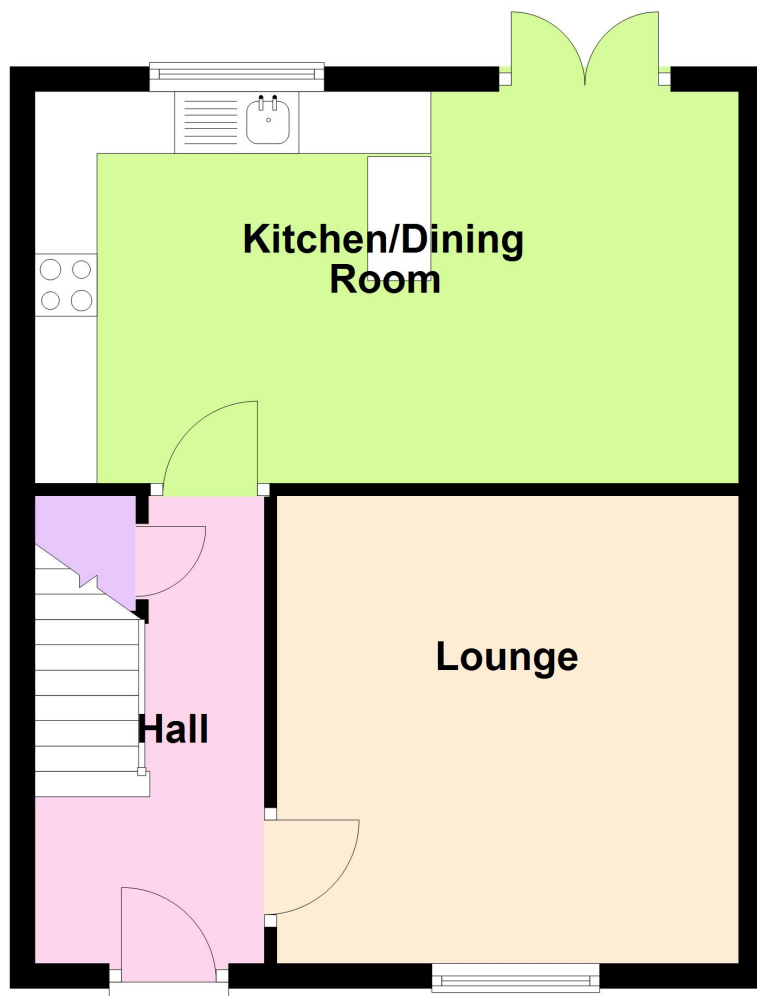
Leicester A

IMPORTANT INFORMATION

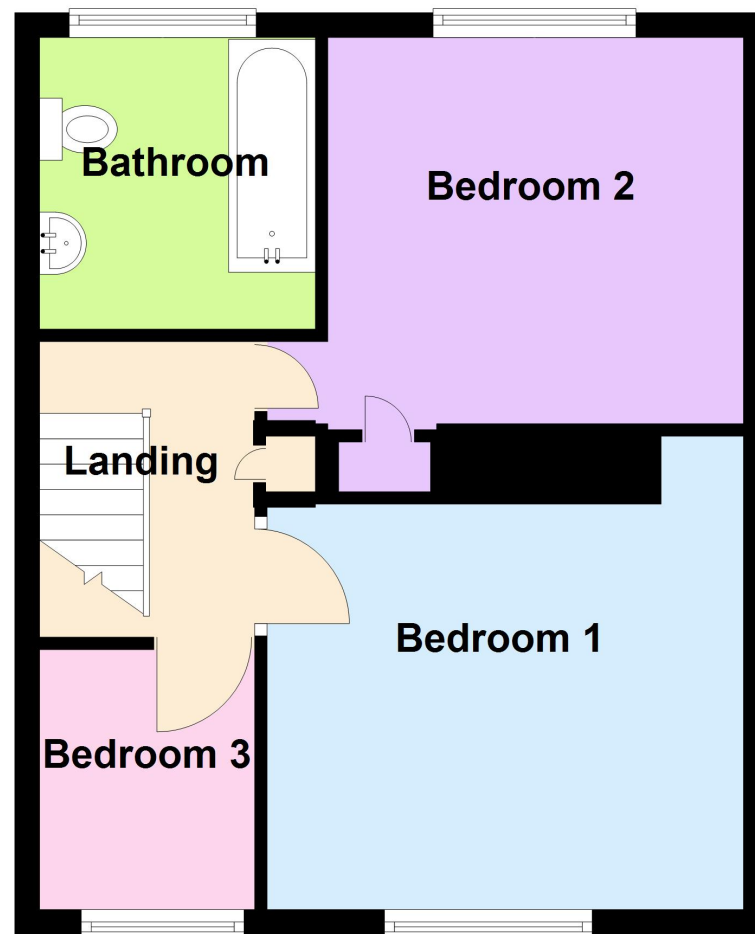
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or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



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

