



9 Bannister Road, Leicester LE32XS

MOORE  
& YORK





### Property at a glance:

- End Town House
- Kitchen Diner
- Lounge
- Garage & Ample Off-Road Parking
- Rear Garden With Gated Access to Driveway
- Three Bedrooms & WC
- Family Bathroom & En-Suite
- No Chain

Offers Over £255,000 Freehold



A very well presented and appointed, modern, end town house offering gas centrally heated, UPVC double glazed accommodation including entrance hall, downstairs w.c., lounge, fitted kitchen diner, three bedrooms, en-suite shower room and family bathroom, together with single garage, driveway providing ample off road parking and lawned rear garden on a corner plot, situated in this favoured suburb to the north-east of the City centre. No Chain.

#### DETAILED ACCOMMODATION

Composite style entrance door with glazed inserts, leading to:

#### ENTRANCE HALL

4' 3" x 5' 8" (1.30m x 1.73m) With wood effect laminate flooring, radiator and access to:

#### W.C

2' 8" x 6' 0" (0.81m x 1.83m) UPVC double glazed window to front aspect, radiator, low level W.c, pedestal wash hand basin and wall mounted electric fuse board.

#### LOUNGE

15' 9" x 15' 6" (4.80m x 4.72m) UPVC double glazed window to front aspect, T.V point, radiator, wall mounted alarm pad, under stairs storage cupboard and stairs rising to first floor.

#### KITCHEN DINING ROOM

9' 1" x 15' 8" (2.77m x 4.78m) With range of matching base and wall-mounted cupboard and drawer storage units with work surfaces incorporating ceramic sink and drainer unit, tiled splash backs and built-under electric oven with four-ring gas hob with extractor over. UPVC double glazed windows and patio doors to rear aspect, vinyl flooring, radiator and for washing machine and tumble dryer.









## FIRST FLOOR LANDING

With Loft access, radiator and storage cupboard.

## BEDROOM ONE

9' 2" x 11' 2" (2.79m x 3.40m) With UPVC double glazed window to rear aspect, radiator and access to:

## EN SUITE SHOWER ROOM

3' 8" x 9' 2" (1.12m x 2.79m) With three-piece suite comprising low level WC., pedestal wash hand basin and shower cubicle together with vinyl flooring, heated towel rail, extractor and part tiled walls.

## BEDROOM TWO

8' 2" x 9' 7" (2.49m x 2.92m) With UPVC double glazed window to front aspect and radiator.

## BEDROOM THREE

7' 4" x 10' 8" (2.24m x 3.25m) With UPVC double glazed window to front aspect and radiator.

## FAMILY BATHROOM

6' 1" x 6' 4" (1.85m x 1.93m) With three-piece white suite comprising low level WC., pedestal wash hand basin and panelled bath and UPVC double glazed window to rear aspect.

## OUTSIDE

Lawned garden to front aspect with tarmac driveway providing off road parking for multiple vehicles leading to a single detached garage and side gated access to garden. To the rear of the property there is a lawned rear garden with fenced boundaries and pedestrian door giving access to the garage.

## GARAGE

With up and over door, power and lighting.

## VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## SERVICES

All mains services are understood to be available. Central heating is gas fired. Electric power points are fitted throughout the property. Windows are UPVC 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.

## 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. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

## TENURE

Freehold

## Council Tax

Band C - Blaby

## EPC

TBC

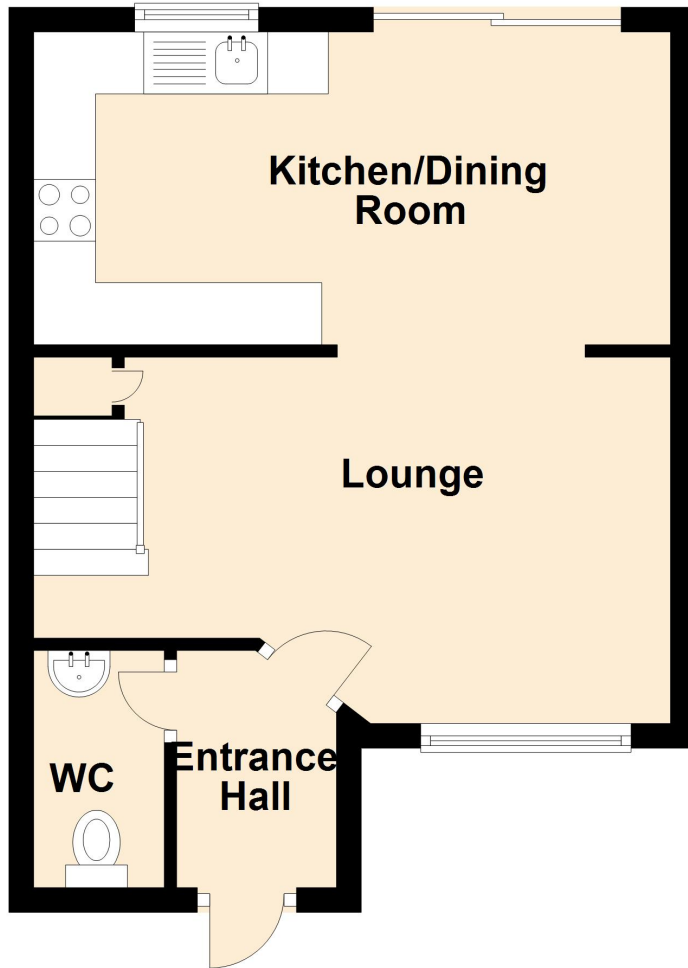






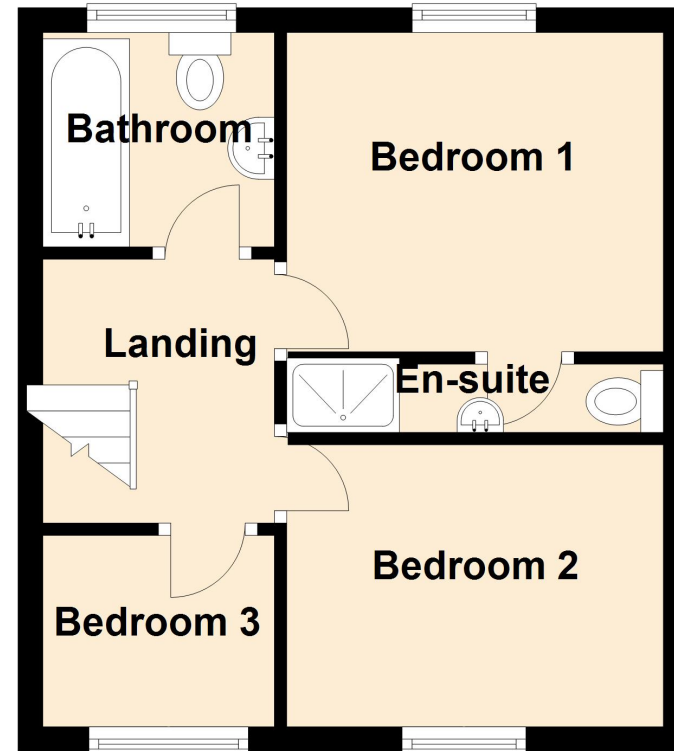
## Ground Floor

Approx. 31.9 sq. metres (343.4 sq. feet)



## First Floor

Approx. 28.1 sq. metres (302.2 sq. feet)



Total area: approx. 60.0 sq. metres (645.6 sq. feet)

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



