



94 Percy Road, Leicester LE28FN

MOORE
& YORK



Property at a glance:

- Extended Established Mid Town House
- Three Bedrooms & Bathroom
- Extended Lounge/Dining Room
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- Good Sized Garden
- Gas Central Heating & D\G
- No Upward Sales Chain

Asking Price £220,000 Freehold



Established extended mid town house conveniently located within easy access of local facilities and within a short drive of the popular Fosse Park Retail Centre and the M1/M69 road junction offering excellent transport links. The property is being sold with no onward chain and the centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, sitting room, extended lounge/dining room and kitchen and to the first floor three bedrooms and bathroom and stands with good sized gardens to rear and off road parking to front. The property would ideally suit the young and growing family and an early viewing recommended.

DETAILED ACCOMMODATION

UPVC leaded light sealed double glazed door leading to;

ENTRANCE HALL

Tiled flooring, covered radiator, under stairs cupboard.

SITTING ROOM

12' 0" x 11' 0" (3.66m x 3.35m) Radiator, UPVC sealed double glazed bay window to front aspect, wall mounted gas fire in display surround, double doors leading to;

LOUNGE/DINING ROOM

22' 5" x 11' 0" (6.83m x 3.35m) Radiator, UPVC sealed double glazed French doors to rear garden, sealed double glazed Velux window, coal effect gas fire.

KITCHEN

8' 7" x 5' 9" (2.62m x 1.75m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, wall mounted eye level cupboards, tiled splash backs, radiator.

FIRST FLOOR LANDING

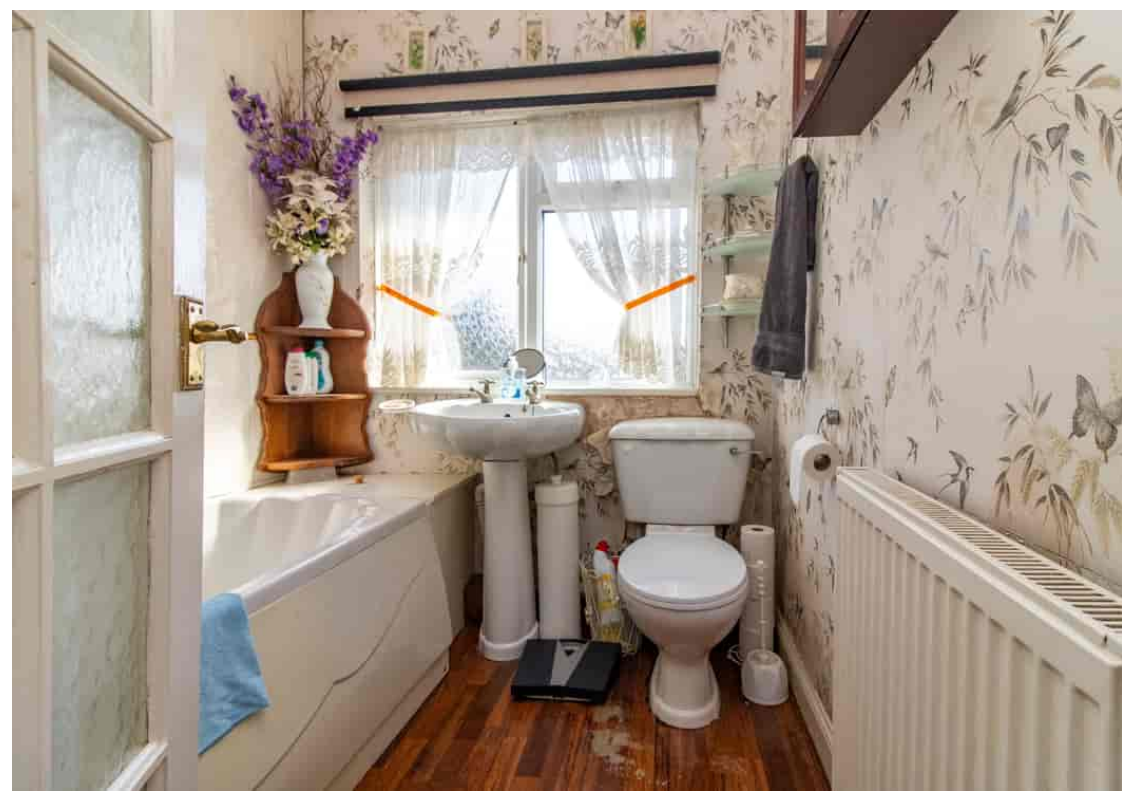
Access to loft space.

BEDROOM 1

12' 1" x 10' 9" (3.68m x 3.28m) Covered radiator, UPVC sealed double glazed window, airing cupboard housing central heating boiler.

BEDROOM 2

10' 8" x 9' 8" (3.25m x 2.95m) Radiator, UPVC sealed double glazed bay window.



BEDROOM 3

7'1" x 6'2" (2.16m x 1.88m) Radiator, UPVC sealed double glazed bay window.

BATHROOM

7'3" x 5'9" (2.21m x 1.75m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window

OUTSIDE

Off road parking to front and larger than average garden to rear comprising patio, lawn and decked areas, summer house, timber shed.

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.

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.

COUNCIL TAX BAND

Leicester A

EPC RATING

D

TENURE

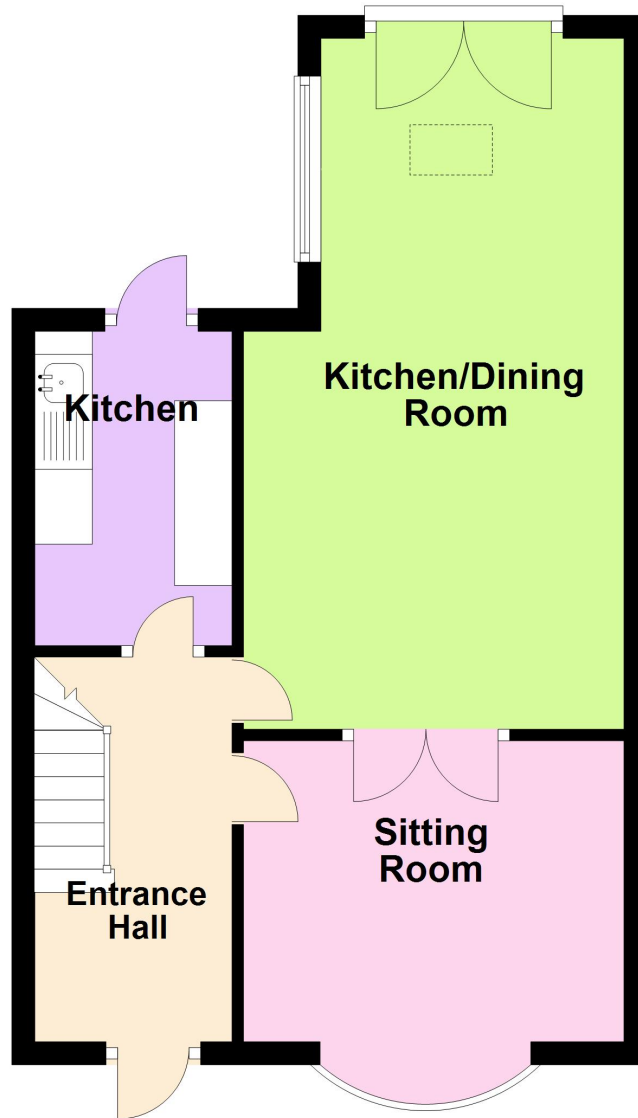
Freehold

IMPORTANT INFORMATION

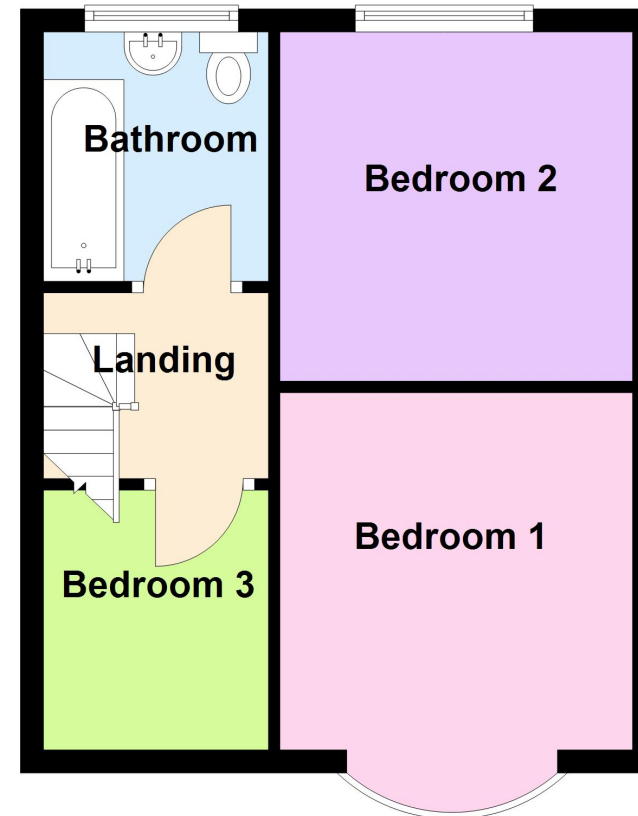
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or 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. For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.



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

