



29 Bloxham Road, Leicester LE39HU

MOORE
& YORK



Property at a glance:

- Three Bedroom Family Home
- Easy Access All Local Facilities
- No Upward Chain
- Gas Central Heating & D\G
- Lounge & Dining Kitchen
- Corner Plot Gardens

£199,950 Freehold



Established three bedroom home standing on a corner plot, overlooking the green, situated in the heart of this popular estate offering easy access to all local facilities and places of worship. The property is being sold with no upward chain and the well planned centrally heated and double glazed accommodation briefly comprises lounge, kitchen/dining room and outer lobby to the ground floor and to the first floor three bedrooms and bathroom and stands with gardens to front, side and rear. The property would ideally suit the young and growing family and we recommend a early viewing.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

LOUNGE

16' 2" x 12' 10" (4.93m x 3.91m) Stairs leading to first floor accommodation, radiator, UPVC sealed double glazed sliding patio door to rear garden, TV point, radiator, archway leading to;

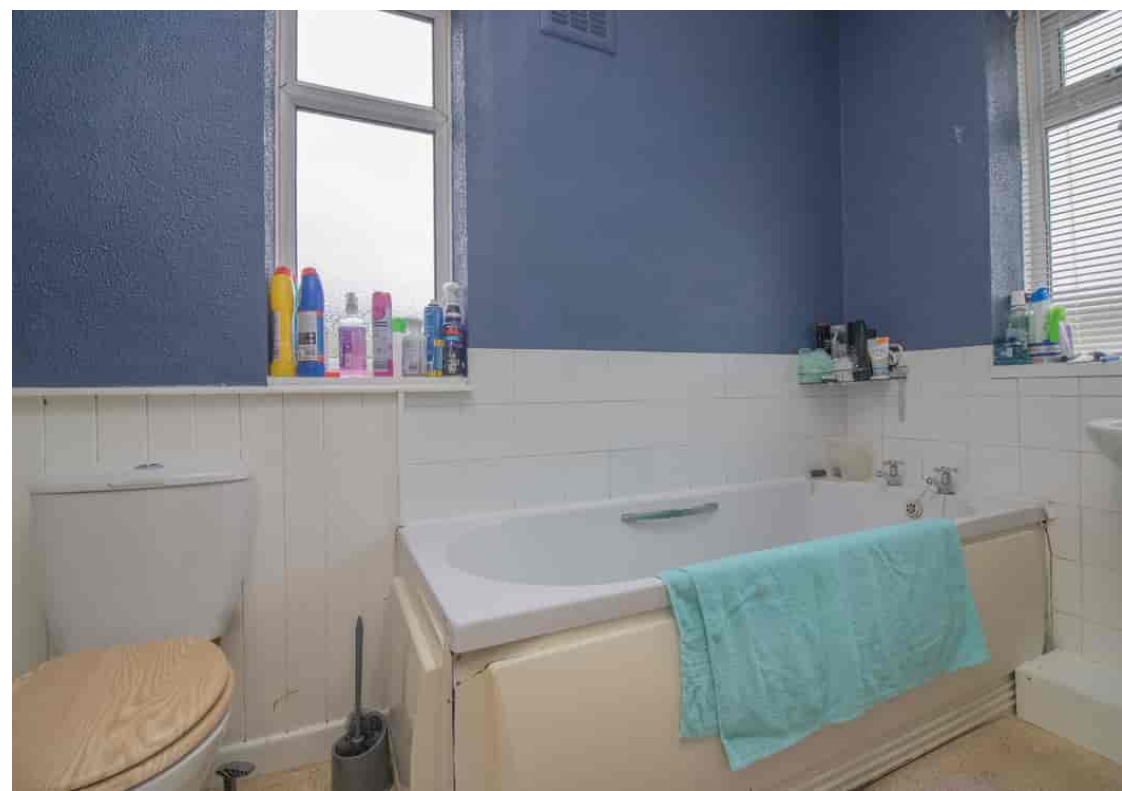


KITCHEN/DINING ROOM

16' 2" x 12' 5" (4.93m x 3.78m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under and work surfaces over, complimentary wall mounted eye level cupboards, under stairs cupboard, fridge/freezer space, cooker space with extractor fan over, plumbing for automatic washing machine, UPVC sealed double glazed door to rear garden, UPVC sealed double glazed window, double radiator.

OUTER LOBBY

Sliding patio door to rear garden.





FIRST FLOOR LANDING

UPVC sealed double glazed window, access to loft space, airing cupboard housing Worcester central heating boiler.

BEDROOM 1

12' 10" x 9' 4" (3.91m x 2.84m) Radiator, UPVC sealed double glazed window, hanging recess.

BEDROOM 2

10' 11" x 7' 5" (3.33m x 2.26m) Radiator, UPVC sealed double glazed window.

BEDROOM 3

9' 10" x 6' 11" (3.00m x 2.11m) Radiator, UPVC sealed double glazed window, hanging recess.

BATHROOM

8' 6" x 5' 1" (2.59m x 1.55m) Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, duel aspect UPVC sealed double glazed window, tiled splash backs,.

OUTSIDE

The property stands on a corner plot comprising lawns to front and side with evergreen screening with further patio and lawn garden to rear.

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, 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 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

Leicester A

EPC RATING

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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.

PROPERTY INFORMATION QUESTIONNAIRE

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.



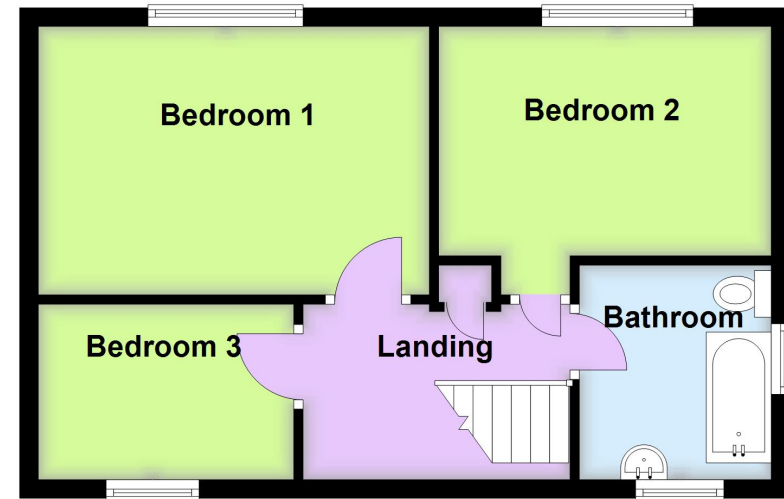
Ground Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



Total area: approx. 80.0 sq. metres (861.6 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

