



5 Beaconsfield Road, Leicester LE30FG

MOORE
& YORK



Property at a glance:

- Refurbished Palisaded Villa Style Home
- Larger than average accommodation
- Newly Fitted Kitchen,, Bathroom & Cloakroom
- Gas Heating & Double Glazed
- Redecoration & New Flooring Throughout
- Two Receptions, Kitchen & Utility Room
- Walking Distance Local Facilities
- Easy Access City Centre, Train station and DMU

Asking Price £235,000 Freehold



Recently refurbished larger than average palisaded terraced Villa style home ideally located within walking distance of the local facilities of Narborough road and a short drive to the Leicester City Centre, DMU, the popular Fosse Park retail centre and the M1/M69 road network offering excellent transport links. The property has undergone a scheme of improvements to include newly fitted kitchen with integrated appliance, cloakroom, four piece family bathroom, carpets and floor coverings and redecoration throughout and the centrally heated and double glazed accommodation briefly comprises to the ground floor, entrance hall, dining room, lounge, kitchen, utility room and cloakroom/WC and to the first floor three double bedrooms and four piece family bathroom and stands with small forecourt garden to front and easily maintainable garden to rear. The property is being sold with no upward chain and must be viewed to appreciate the works carried out.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation.

DINING ROOM

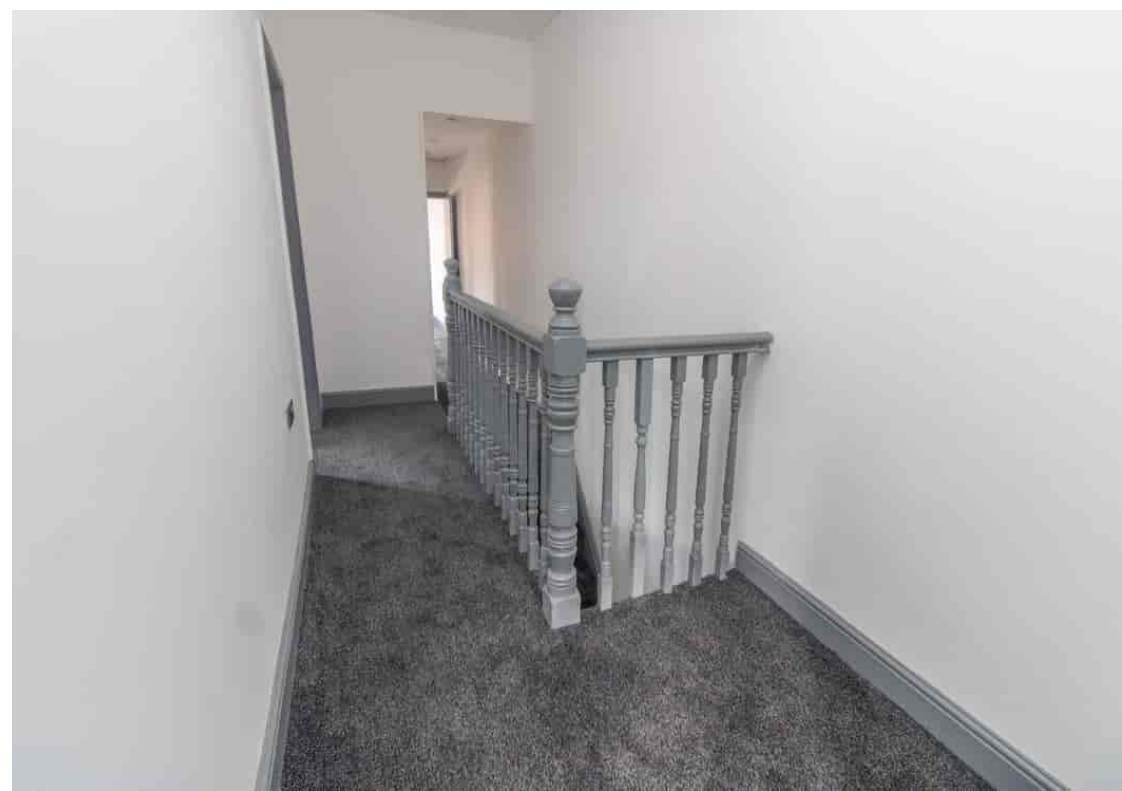
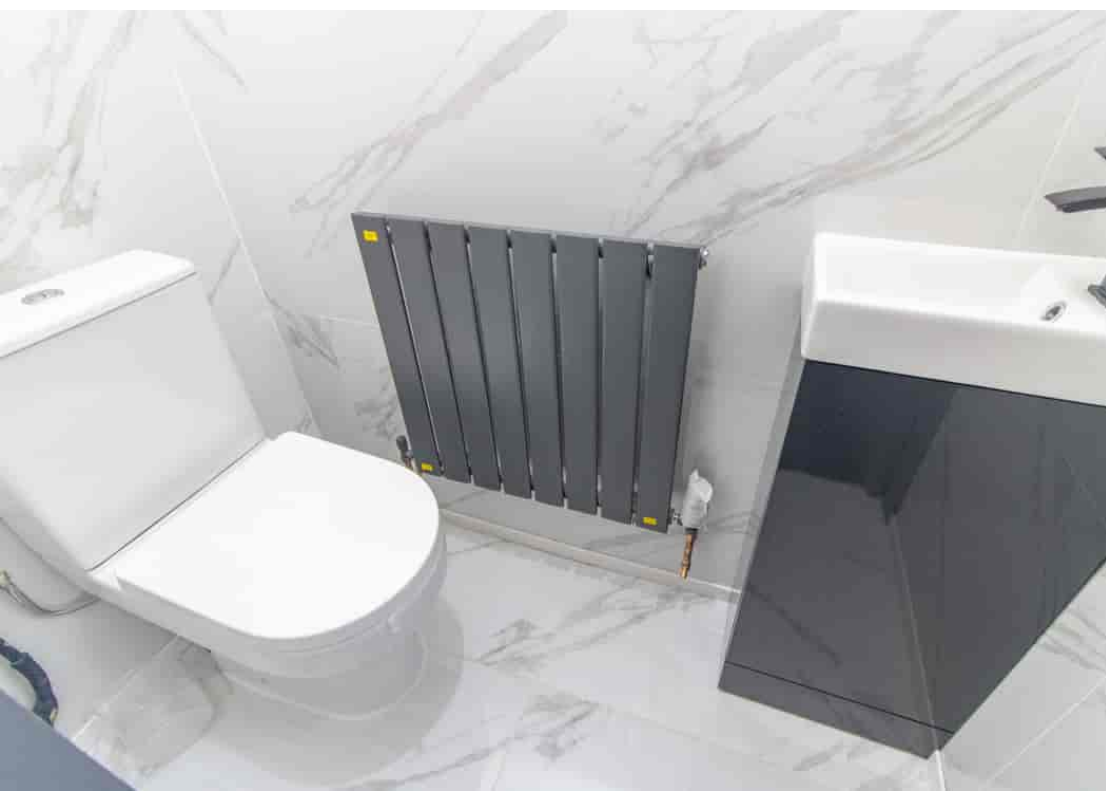
13' 3" x 9' 10" (4.04m x 3.00m) Radiator, UPVC sealed double glazed bay window, inset spotlights.

LOUNGE

13' 2" x 10' 1" (4.01m x 3.07m) Radiator, UPVC sealed double glazed door to rear garden, inset spotlights.

KITCHEN

12' 1" x 8' 5" (3.68m x 2.57m) Newly fitted soft close units comprising sink unit with cupboard under, matching range of base units with marble effect work surfaces over, drawers and cupboards, complimentary wall mounted eye level cupboards, new free standing cooker with four piece gas hob with angled extractor fan over , large Italian style tiled flooring, UPVC sealed double glazed window, inset spotlights, understairs cupboard. radiator.





UTILITY ROOM

12' 1" x 8' 5" (3.68m x 2.57m) UPVC sealed double glazed door to rear aspect, newly fitted central heating boiler, work surface with utility space under, eye level cupboards. Italian style tiled flooring.

CLOAKROOM/WC

Low level WC and corner sink, UPVC sealed double glazed window, Italian style tiled flooring.

FIRST FLOOR LANDING

Radiator.

BEDROOM 1

14' 7" x 13' 6" (4.45m x 4.11m) Radiator, UPVC sealed double glazed bay window, inset spotlights.

BEDROOM 2

13' 3" x 9' 2" (4.04m x 2.79m) Radiator, UPVC sealed double glazed window, display recess.

BEDROOM 3

8' 9" x 8' 6" (2.67m x 2.59m) Radiator, UPVC sealed double glazed window

BATHROOM

Four piece suite comprising tiled shower cubicle, paneled bath, pedestal wash hand basin and low level WC, vertical radiator, UPVC sealed double glazed window,

OUTSIDE

Forecourt to front and easily maintainable garden to rear.

SERVICES

All main services are understood to be available. Central heating is gas-fired via a newly installed central heating boiler, 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

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

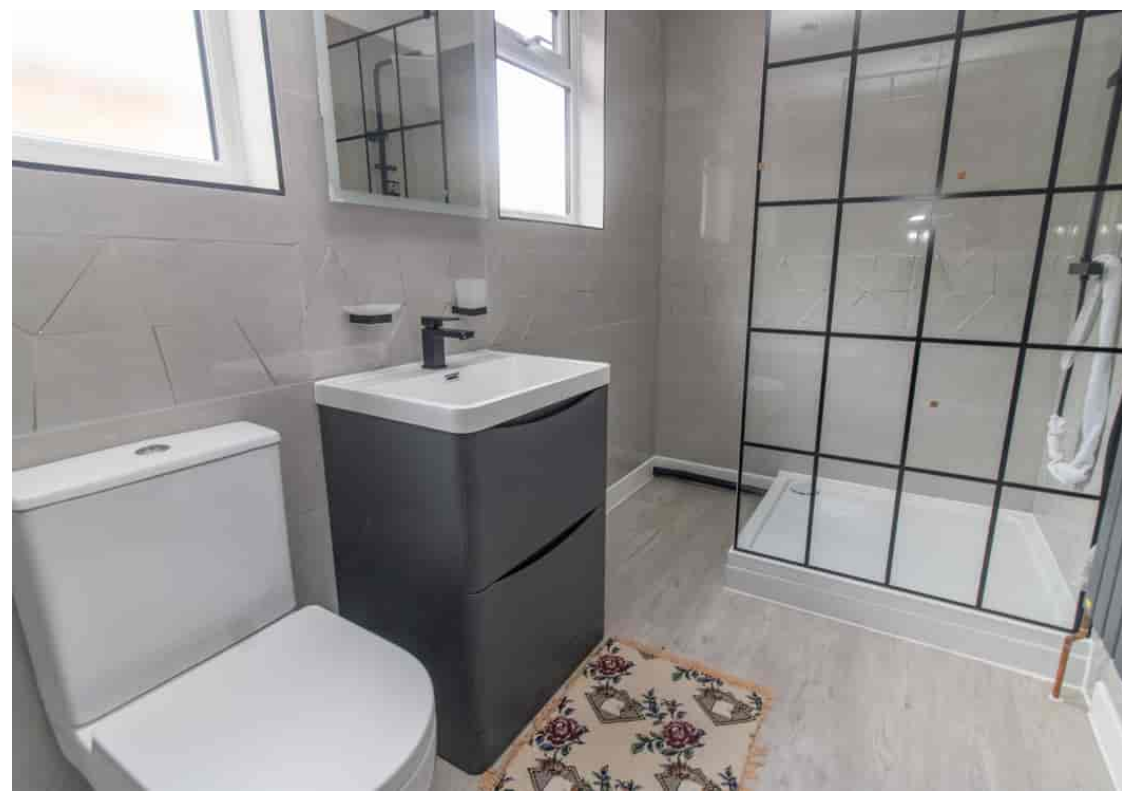
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EPC RATING

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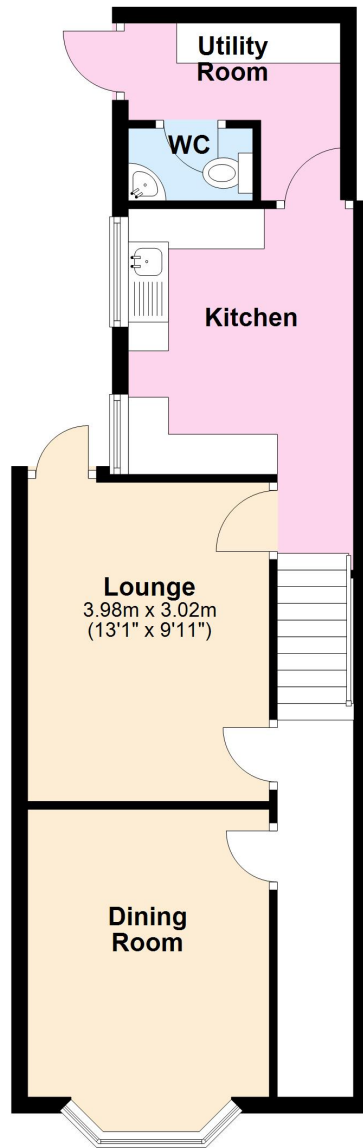
IMPORTANT INFORMATION

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.



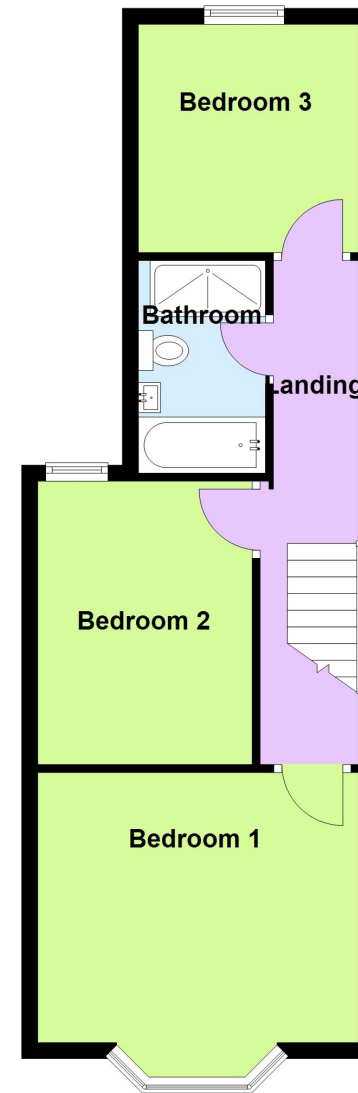
Ground Floor

Approx. 47.2 sq. metres (507.6 sq. feet)



First Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



Total area: approx. 91.1 sq. metres (980.7 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 â€” 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

