



30 Edward Street, Anstey, Leicester LE77DP

MOORE  
& YORK



### Property at a glance:

- Three Bedroom End Town House
- Lounge & Conservatory
- Corner Plot
- Gas Central Heating & D\G
- Walking Distance Local Facilities
- Popular Town Location
- Shower Room & Cloakroom/WC
- Ideal Buy For Growing Family

Asking Price £255,000 Freehold



Three bedroom end town house situated within walking distance of the Anstey Town Centre with its excellent range of shops and cafes and within a short drive of the Western Bypass offering excellent transport links. The centrally heated and double glazed accommodation briefly comprises entrance hall, lounge, inner hallway, kitchen/dining room, cloakroom/WC and conservatory and to the first floor three bedrooms and shower room and stands on corner plot with detached garage to rear. The property would ideally suit the young and growing family and we highly recommend an early viewing.

#### DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panels leading to;

#### ENTRANCE HALL

Hardwood and glazed door leading to;

#### LOUNGE

16' 10" x 11' 6" (5.13m x 3.51m) Real flame effect gas fire set in display surround, TV point, radiator, tall UPVC window to front aspect.

#### INNER HALLWAY

Tiled floor, stairs leading to first floor accommodation.



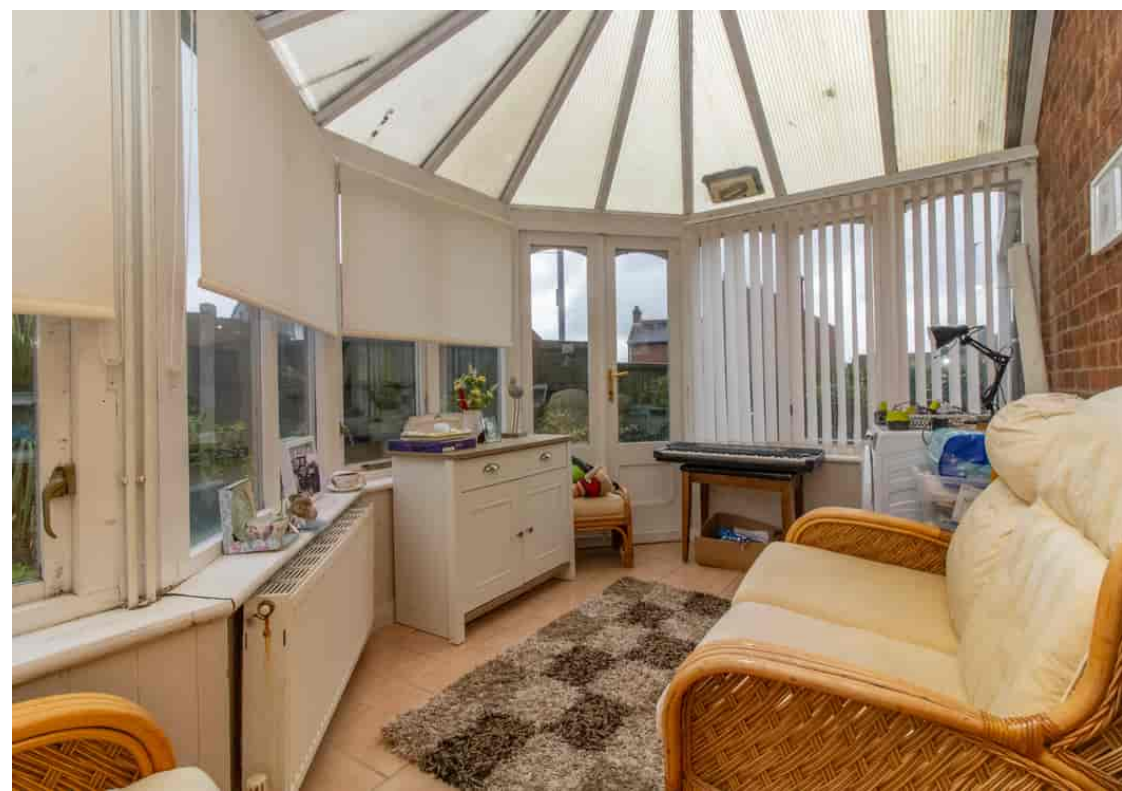
#### KITCHEN/DINING Room

12' 10" x 11' 7" (3.91m x 3.53m) Comprising one and a half bowl sink unit with cupboard under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in cooker and four piece gas hob, wall mounted Worcester boiler, plumbing for washing machine, tiled floor radiator, UPVC sealed double glazed window.

#### CLOAKROOM/WC

Low level WC and wash hand basin, radiator, UPVC sealed double glazed window.











## CONSERVATORY

13' 8" x 10' 8" (4.17m x 3.25m) Radiator, tiled floor, sealed double glazed windows, French doors to side aspect.

## FIRST FLOOR LANDING

Access to loft space.

## BEDROOM 1

11' 7" x 11' 0" (3.53m x 3.35m) Radiator, UPVC sealed double glazed window, wardrobe recess.

## BEDROOM 2

11' 8" x 7' 5" (3.56m x 2.26m) Radiator, tall UPVC sealed double glazed window.

## BEDROOM 3

9' 3" x 8' 3" (2.82m x 2.51m) Radiator, tall UPVC sealed double glazed window.

## SHOWER ROOM

Three piece suite comprising corner shower cubicle, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

## OUTSIDE

The property stands on a corner plot comprising lawns to front, side and tiered patio garden with floral borders to rear and detached garage accessed from side road.

## 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 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.

## COUNCIL TAX BAND

Charnwood C

## EPC RATING

C

## TENURE

Freehold

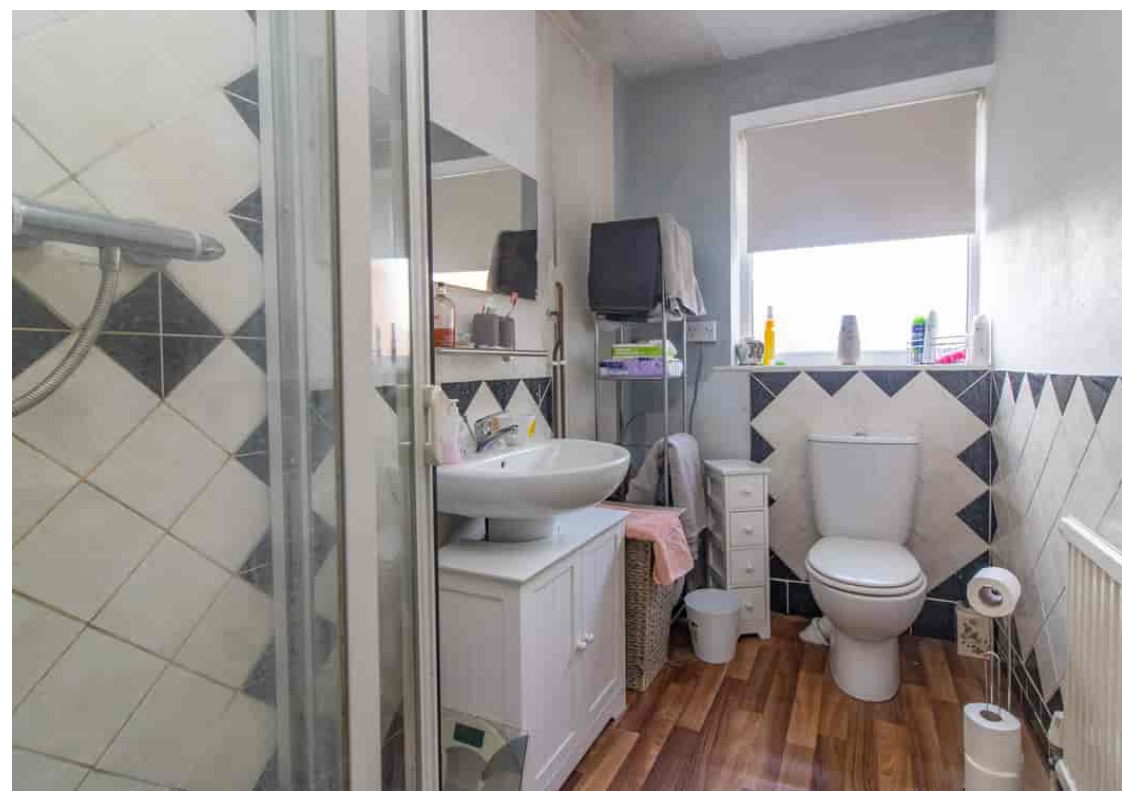
## FLOOR PLANS

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.

## 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

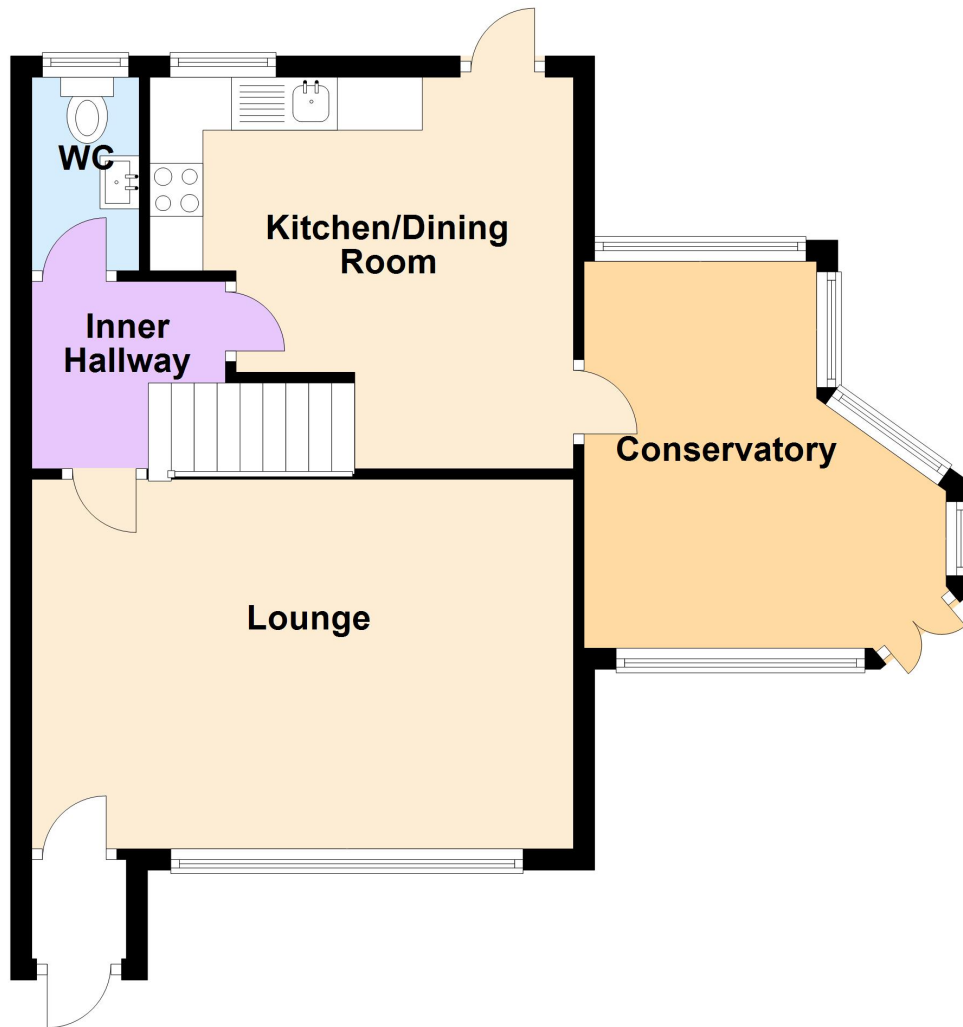






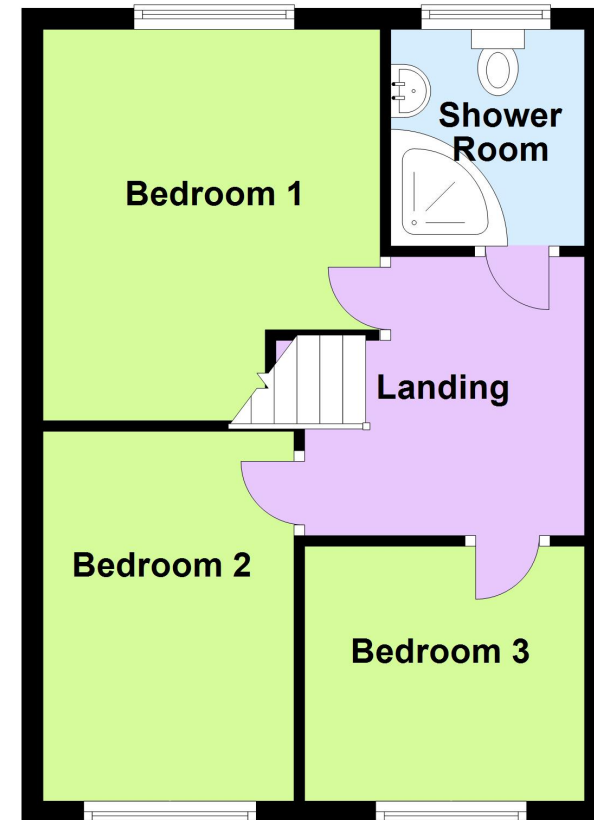
## Ground Floor

Approx. 48.6 sq. metres (522.7 sq. feet)



## First Floor

Approx. 37.1 sq. metres (399.8 sq. feet)



Total area: approx. 85.7 sq. metres (922.4 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



