



4 Ashdown Avenue, Leicester LE36RA

MOORE  
& YORK



### Property at a glance:

- Established Semi Detached Home
- Moderisation Required
- Two Reception Rooms & Kitchen
- Three Bedrooms & Bathroom
- No Upward Chain
- Popular and sought after location
- Gas central heating
- Spray Foam Insulation in loft
- Benefit from internal wall board & plaster thermal insulation

Offers in excess of £200,000

Freehold



Established bay window semi detached home requiring modernisation situated on the border of the popular suburb of Western Park offering easy access to local facilities and the Leicester City Centre itself. The property is being sold with no upward chain and the well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance porch, entrance hall, lounge, dining room and kitchen and to the first floor three bedrooms and bathroom and stands with gardens to front and rear and parking to side. The property offers excellent potential and we recommend a early viewing.

#### DETAILED ACCOMMODATION

Hardwood and glazed door leading to;

#### ENTRANCE PORCH

Hardwood and leaded light stained glazed door with matching side panels leading to;

#### ENTRANCE HALL

Stairs leading to first floor accommodation, diamond picture window, under stairs cupboard, radiator.

#### LOUNGE

13' 2" x 11' 6" (4.01m x 3.51m) Secondary bayed window to front aspect, wall mounted gas fire in tiled surround, radiator.



#### DINING ROOM

12' 11" x 11' 2" (3.94m x 3.40m) UPVC sealed double glazed door to rear garden, tiled display fire surround, radiator.

#### KITCHEN

8' 5" x 6' 7" (2.57m x 2.01m) Comprising sink unit with cupboards under, matching base unit with work surface over, drawers and cupboards under, complementary wall mounted eye level cupboards, cooker space, radiator, UPVC sealed double glazed window and door to rear aspect.

#### FIRST FLOOR LANDING

UPVC sealed double glazed picture window.

#### BEDROOM 1

14' 2" x 11' 6" (4.01m x 3.51m) Radiator, UPVC sealed double glazed window, alcove wardrobe.



## BEDROOM 2

11' 5" x 11' 2" (3.48m x 3.40m) Radiator, UPVC sealed double glazed window, boiler cupboard.

## BEDROOM 3

7' 11" x 6' 11" (2.41m x 2.11m) Secondary glazed window, radiator.

## BATHROOM

7' 11" x 6' 7" (2.41m x 2.01m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, radiator, access to loft space,

## OUTSIDE

Gardens to front and rear with side parking leading to garage.

## 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 to the majority of rooms.

## 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.

## TENURE

Freehold

## COUNCIL TAX BAND

Leicester B

## EPC RATING

TBC

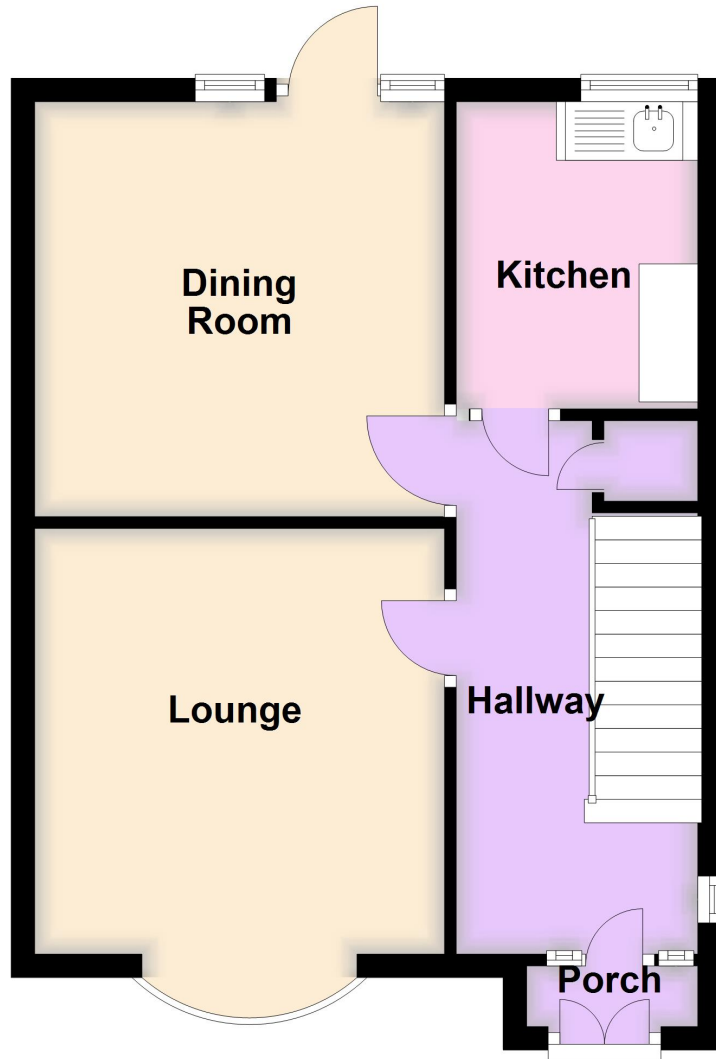
## IMPORTANT INFORMATION

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.



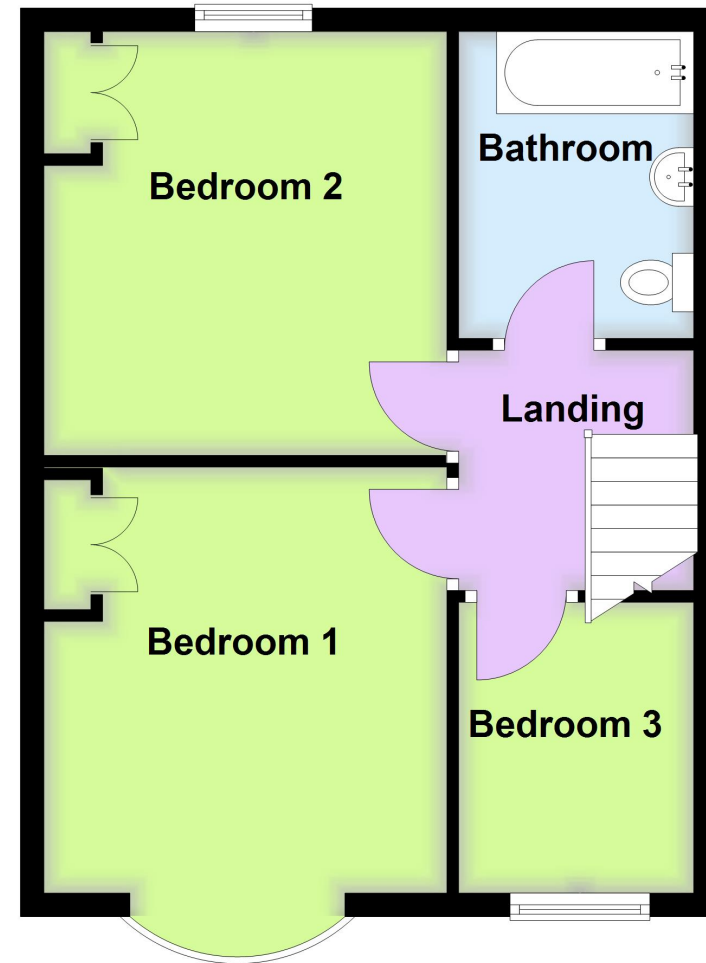
## Ground Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



## First Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



Total area: approx. 83.1 sq. metres (894.8 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

