



7 Tristram Close, Leicester Forest East, Leicester LE33RP

MOORE
& YORK



Property at a glance:

- Modern Semi Detached Home
- Sought After Residential Development
- No Onward Chain
- Gas Central Heating & D\G
- Three Bedrooms & Bathroom
- Lounge & Dining Kitchen
- Cul -De -Sac Location
- Ideal First Home

£239,950 Freehold



Modern semi detached home situated with an open aspect view to rear located in a cul-de-sac in the heart of this popular residential development offering easy access to all local facilities. The property is being sold with no upward chain and the centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, lounge, and kitchen/dining room and to the first floor three bedrooms and bathroom and stands with gardens to front and rear and ample parking to side. The property would ideally suit the first time buyer and we recommend a early viewing.

DETAILED ACCOMMODATION

Hardwood and glazed door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, radiator.

LOUNGE

15' 8" x 10' 4" (4.78m x 3.15m) Radiator, sealed double glazed window, TV point.

KITCHEN/DINING ROOM

13' 8" x 10' 4" (4.17m x 3.15m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over, plumbing for washing machine, radiator, sealed double glazed window, under stairs cupboard, door to rear garden.



FIRST FLOOR LANDING

Access to loft space, airing cupboard.

BEDROOM!

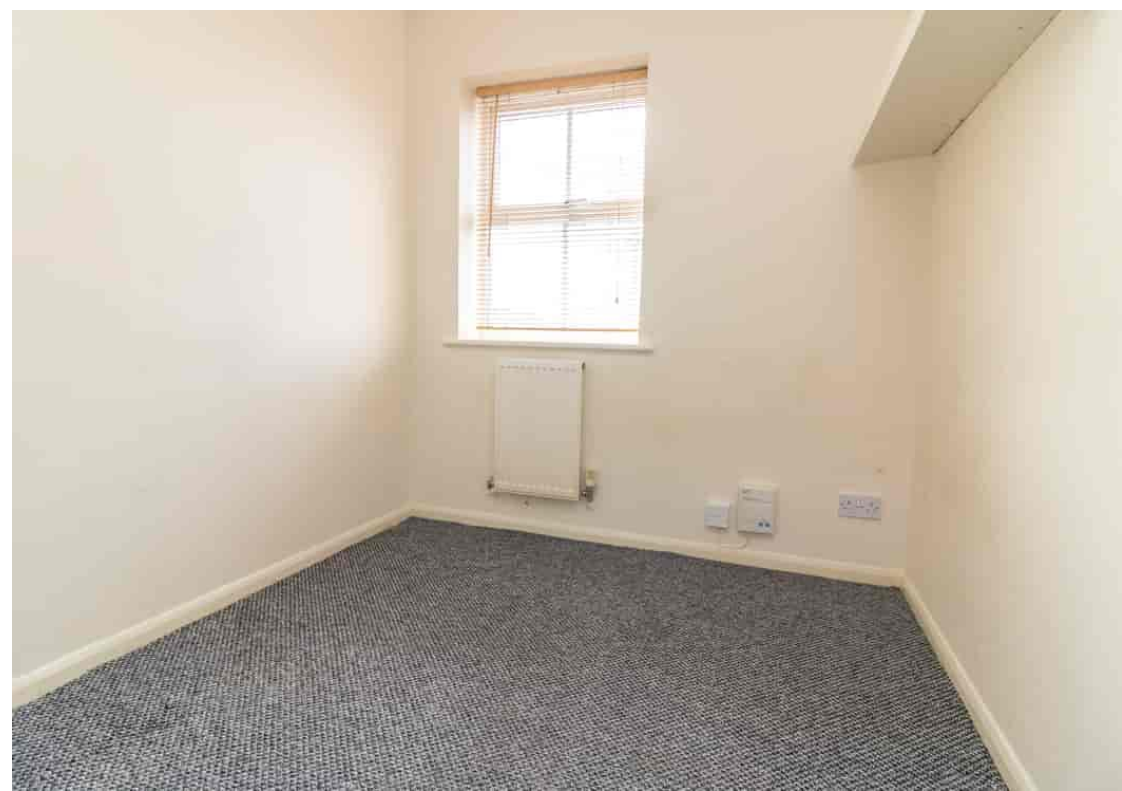
13' 8" x 9' 2" (4.17m x 2.79m) Radiator, sealed double glazed window with open aspect view.

BEDROOM 2

9' 11" x 6' 4" (3.02m x 1.93m) Radiator, sealed double glazed window

BEDROOM 3

7' 0" x 7' 0" (2.13m x 2.13m) Radiator, sealed double glazed window



BATHROOM

6' 2" x 5' 8" (1.88m x 1.73m) Three piece suite comprising paneled bat, pedestal wash hand basin and low level WC, radiator, sealed double glazed window

OUTSIDE

Open plan lawns to front with side driveway providing ample parking. Private rear garden comprising patio and lawns with evergreen borders, gated access to side.

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. and 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, 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.

MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

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

EPC RATING

TBC

COUNCIL TAX BAND

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IMPORTANT INFORMATION

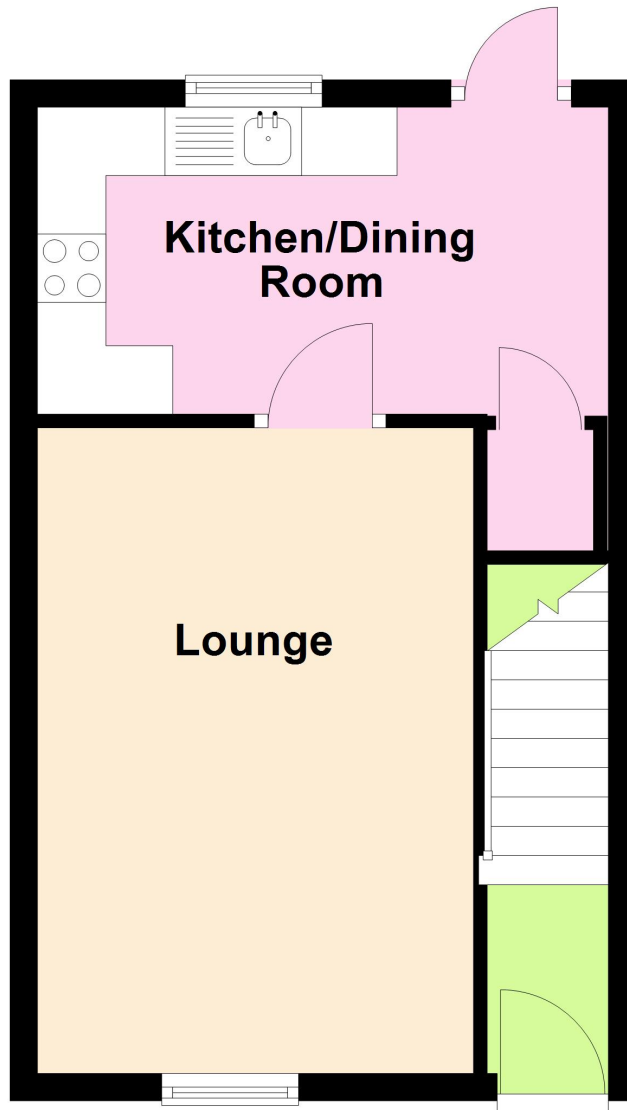
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or 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.

PROPERTY INFORMATION QUESTIONNAIRE

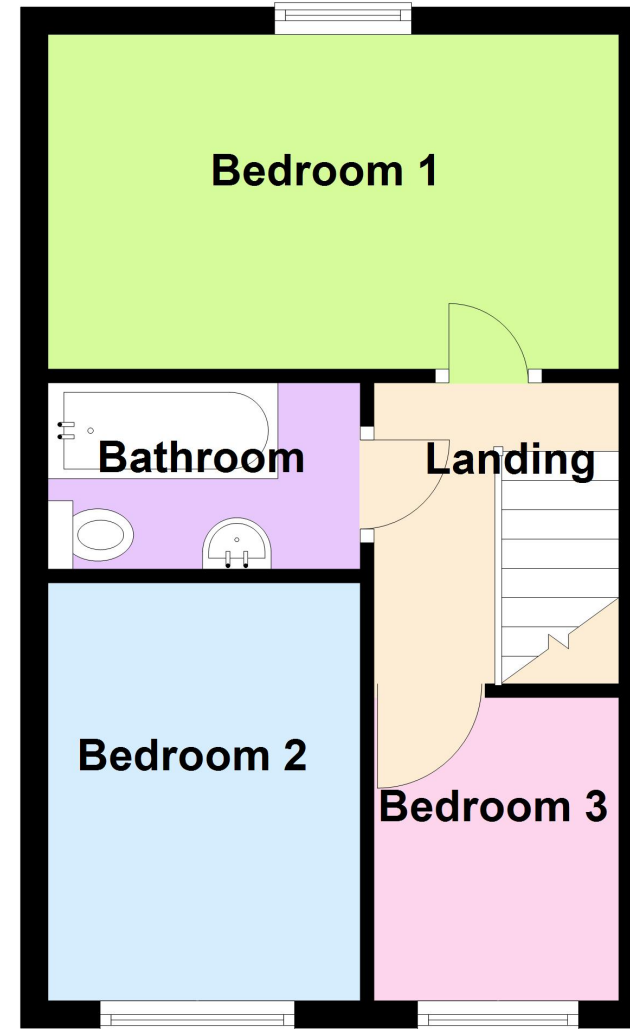
The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire if you would like to view a copy.



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

