



1 Hedgerow Road, Leicester LE31PW

MOORE
& YORK



Property at a glance:

- Modern Semi Detached Home
- Two Double Bedrooms
- Cloakroom/WC & Family Bathroom
- Gas Central Heating & D\G
- Easily Maintainable Gardens
- No Upward Chain
- Easy Access Fosse Park & M1/M69 Junction

£170,000 Freehold



Two double bedroom modern semi detached home situated on this small residential development offering easy access to local facilities and within a short drive of the popular Fosse Park Retail Centre and M1/M69 road junction offering excellent transport links. 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, cloakroom/WC, lounge and kitchen and to the first floor two bedrooms and bathroom and stands with easily maintainable gardens and parking to side. The property would ideally suit the first time and investment buyer alike and we recommend an early viewing.

DETAILED ACCOMMODATION

Hardwood and glazed door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, radiator, UPVC sealed double glazed window.

CLOAKROOM

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

KITCHEN

9' 3" x 7' 11" (2.82m x 2.41m) Comprising sink unit with cupboard under, matching base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in cooker and four piece gas hob extractor fan over in matching hood, glazed display cabinet, utility space, tiled splash back, radiator, UPVC sealed double glazed window.

BEDROOM 1

12' 11" x 10' 0" (3.94m x 3.05m) Radiator, UPVC sealed double glazed window, fitted wardrobes.

BEDROOM 2

11' 11" x 7' 0" (3.63m x 2.13m) Radiator, UPVC sealed double glazed window.



BATHROOM

7' 9" x 6' 5" (2.36m x 1.96m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

OUTSIDE

Patio and gravelled garden to rear with gated access leading to side parking.

SERVICES

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with sealed units.

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

Leicester B

EPC RATING

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FLOOR PLANS

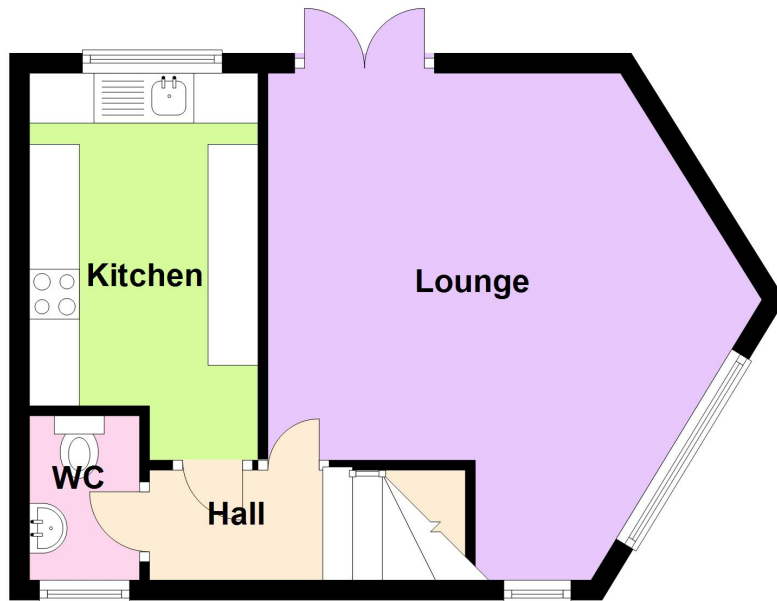
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

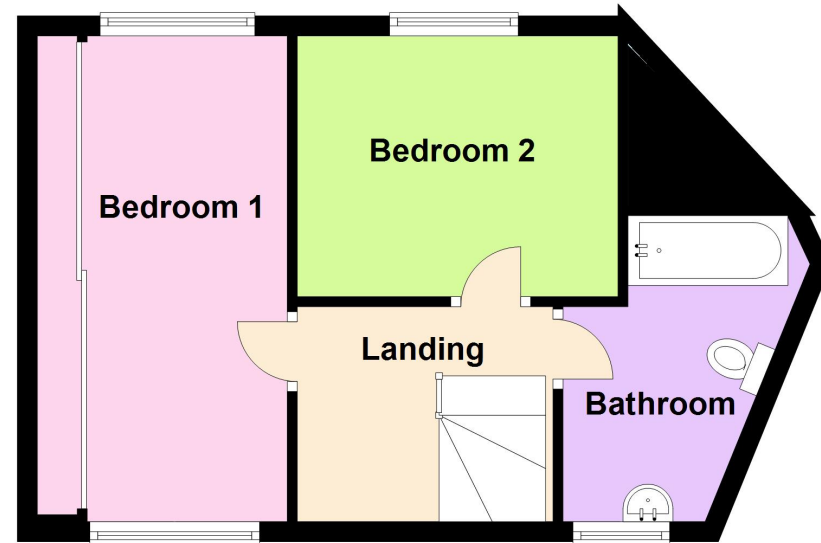
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



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

