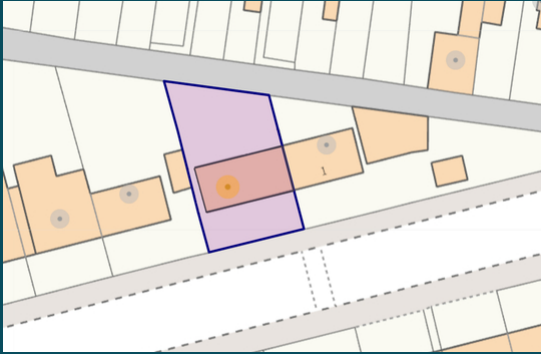




3 Tetuan Road

Leicester LE39RT

MOORE
& YORK



Property at a glance:

- Semi Detached Family Home
- Three Bedrooms
- Double Glazed
- Modern Central Heating
- Enclosed Garden
- Close to Amenities
- Shopping Nearby
- Through Lounge
- Frontage and Driveway
- Vendor Has Found

£250,000 Freehold



A spacious three bedroom semi-detached home nestled between Newfoundpool and Westcotes and handily located for local shopping, bus routes and amenities with the city centre not far away. The Upvc double glazed and modern gas centrally heated living spaces include a through lounge, breakfast kitchen and side conservatory with the first floor landing leading to a pair of double bedrooms, a single bedroom and bathroom both of which are to the rear elevation and overlook the garden which is nicely landscaped with a side access to the frontage where further gardens and a driveway space complete this home.

EPC INFORMATION

The property has an EPC rating of 'D' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.

HALL

With composite door to the front elevation, ceiling light, telephone point, staircase to the first floor and access off to the lounge and kitchen.



THROUGH LOUNGE

4.70m x 3.63m (15' 5" x 11' 11") With Upvc window to the front elevation and french doors with side screens at the rear, central feature fireplace, ceiling light point and central heating radiator.

BREAKFAST KITCHEN

4.69m x 4.04m (15' 5" x 13' 3") max. With creme finish shaker style units throughout and having a dual aspect with Upvc window to front and French doors to the rear garden, built-in oven/hob/extractor, space for washing machine and fridge freezer. Breakfast bar and twin ceiling light points.





CONSERVATORY

4.58m x 2.05m (15' 0" x 6' 9") A useful addition to the side of the house and accessed from the kitchen with french doors to the rear, Upvc window to the front elevation and high level Upvc windows to the side, single pitch roof, wall light points and timber effect flooring.

FIRST FLOOR LANDING

With Upvc window to the rear elevation allowing natural light to both the landing and stairwell, ceiling light point, doors to all first floor rooms.

MASTER BEDROOM

3.06m x 2.98m (10' 0" x 9' 9") min - plus robes. With fitted wardrobes filling the side wall, ceiling light point and radiator plus Upvc window to the front elevation.

BEDROOM TWO

3.17m x 4.03m (10' 5" x 13' 3") max. With two Upvc double glazed windows to the front elevation, ceiling light point, radiator and cupboard containing the hot water cylinder.

BEDROOM THREE

2.73m x 1.67m (8' 11" x 5' 6") A single room with Upvc window overlooking the garden, fitted single wardrobe and shelving, ceiling light point and central heating radiator.

BATHROOM

2.22m x 1.49m (7' 3" x 4' 11") With timer effect flooring and dado-height tiling with three piece suite in white comprising WC, Pedestal wash basin and panelled bath with glass screen, electric shower and mixer/hand shower. Upvc opaque window to the rear elevation and ceiling lighting point.

GARDENS

The rear gardens are nicely landscaped with paving and patio to the immediate rear of the house, slightly raised and level lawn and a good variety of planting to the borders. A paved access leads to the frontage via the left side of the house.

SERVICES

All main services are understood to be available. Central heating is gas-fired, Electric power and lighting points are fitted throughout the property.









TENURE

Understood to be Freehold.

COUNCIL TAX BAND

The property has a council tax rating of 'B' via Leicester City Council.

MAKING AN OFFER

In service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer made and would therefore ask any potential purchaser to discuss with our Mortgage Advisor to establish how they intend to fund their purchase. We 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.

PLOT/FLOOR PLANS

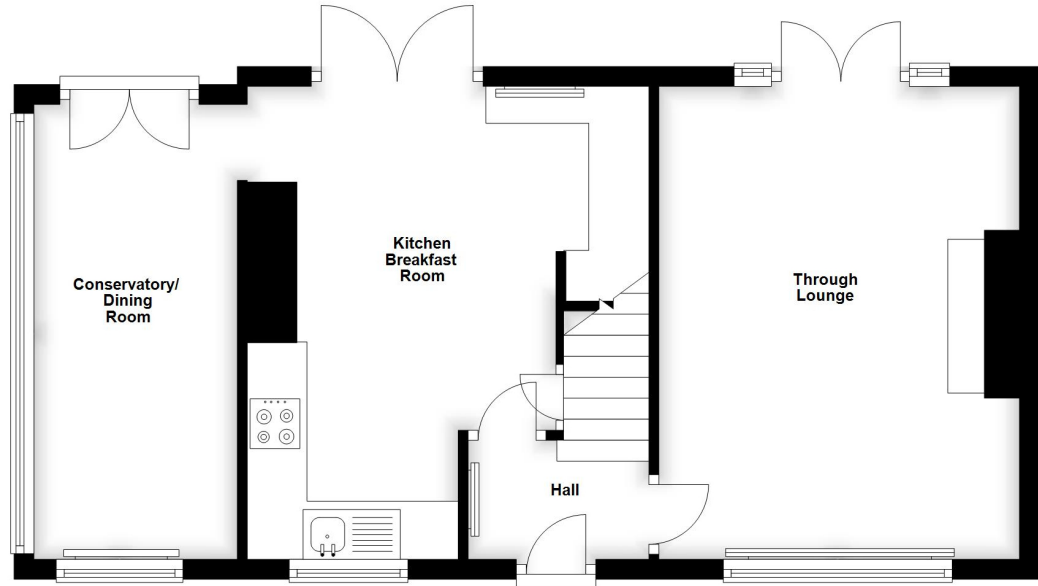
Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details 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.

PROPERTY INFORMATION QUESTIONNAIRE (PIQ)

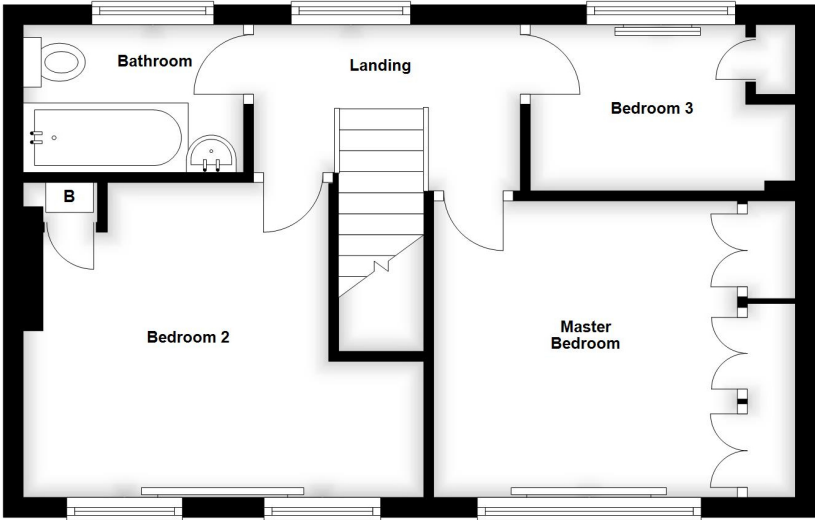
The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire if you would like to view a copy.



Ground Floor
Approx. 512.5 sq. feet

Total area: approx. 911.4 sq. feet

First Floor
Approx. 398.9 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

