



70 Copeland Avenue, Leicester LE39EH

MOORE  
& YORK



### Property at a glance:

- Modern Semi Detached Home
- Two En Suites & Shower Room
- Three Bedrooms
- Extended Kitchen/Dining Room
- Gas Central Heating & D\G
- Close To Amenities
- No Upward Sales Chain

Guide Price £230,000 Freehold



Modern extended three bedroom semi detached home conveniently located within easy access of local amenities and within a short drive of the Western bypass 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 lounge, extended kitchen/dining room, inner hallway and shower room and to the first floor two bedrooms with en-suites and a further bedroom, and stands with parking to front and garden to rear. The property would suit the investment and family purchaser alike and we recommend a early viewing

#### DETAILED ACCOMMODATION

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

#### LOUNGE

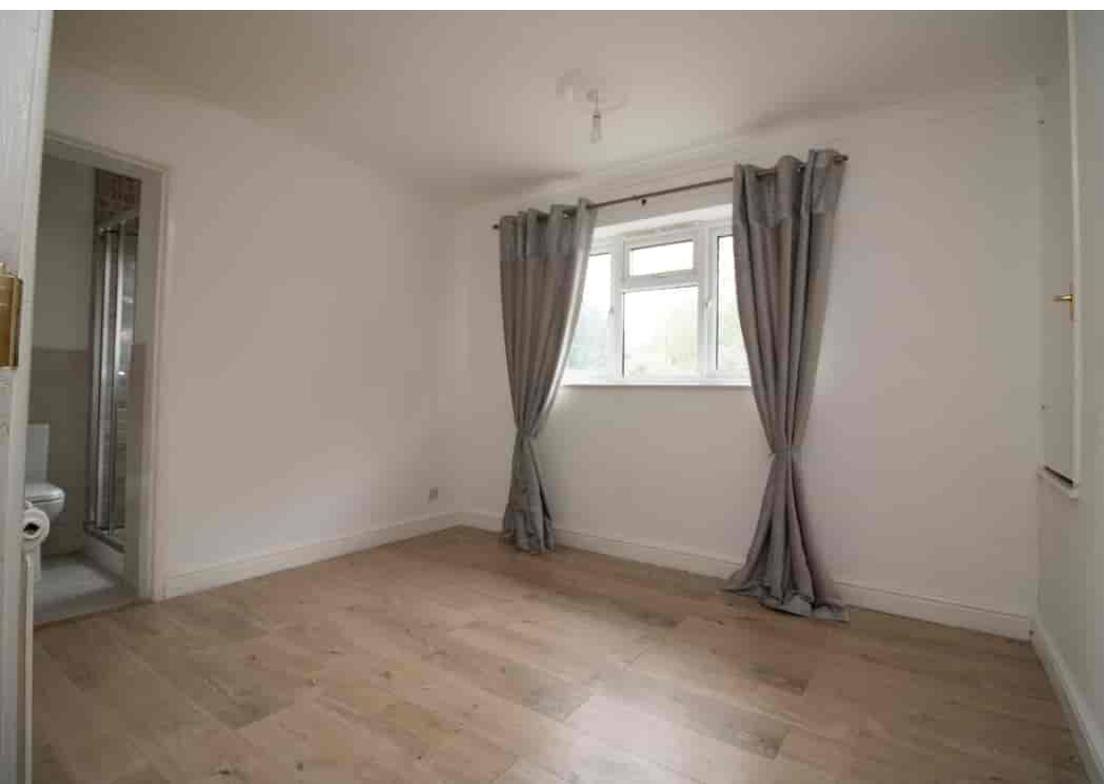
14' 3" x 13' 7" (4.34m x 4.14m) Radiator, stairs leading to first floor accommodation, under stairs recess, TV point, UPVC sealed double glazed bow window.

#### KITCHEN/DINING ROOM

16' 7" x 11' 11" (5.05m x 3.63m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood with matching splash back, tiled splash backs, UPVC sealed double glazed window and French door to rear aspect, radiator.

#### INNER HALLWAY

UPVC door leading to front aspect.





## SHOWER ROOM

Three piece suite comprising seated shower, vanity sink and low level WC, UPVC sealed double glazed window, large tiled splash backs, central heating boiler.

## FIRST FLOOR LANDING

Access to loft space.

## BEDROOM 1

10' 11" x 9' 2" (3.33m x 2.79m) Radiator, UPVC sealed double glazed window.

## EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, wash hand basin and low level WC, tiled splash back and flooring.

## BEDROOM 2

9' 6" x 7' 0" (2.90m x 2.13m) Radiator, UPVC sealed double glazed window.

## EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, wash hand basin and low level WC, tiled splash back and flooring.

## BEDROOM 3

7' 0" x 6' 2" (2.13m x 1.88m) Radiator, UPVC sealed double glazed window.

## OUTSIDE

Double gated access to front leading to ample block paved parking. Garden to rear.

## SERVICES

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

## 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 C

## EPC RATING

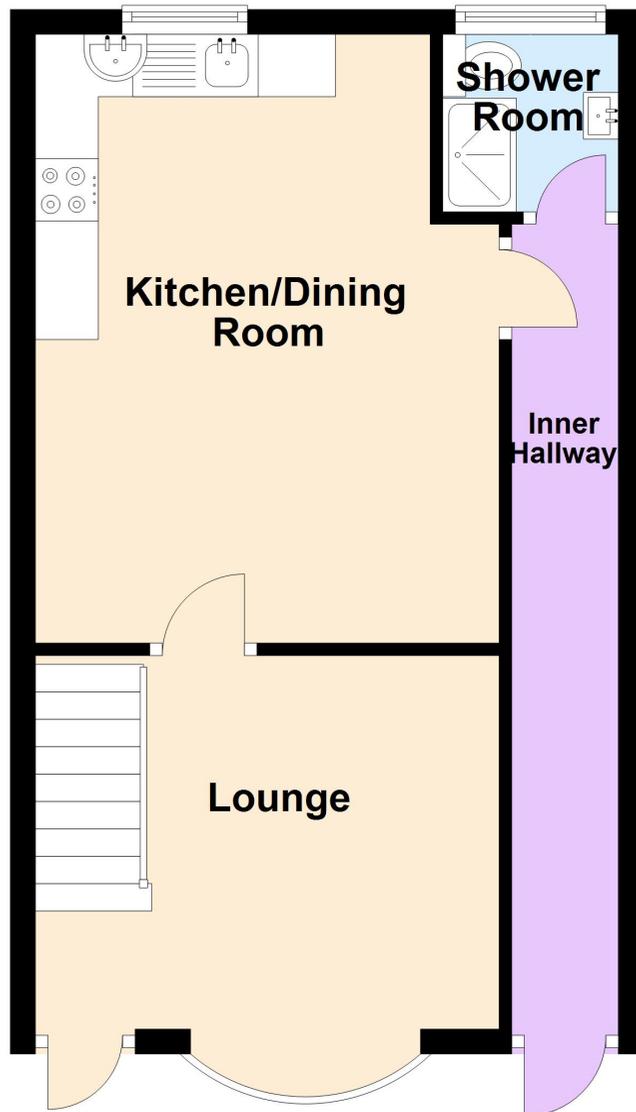
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## IMPORTANT INFORMATION

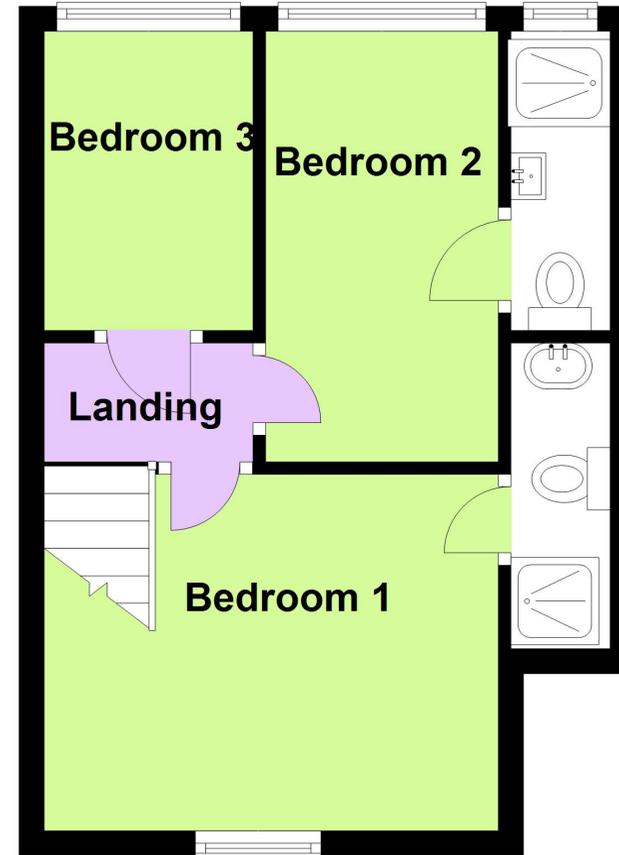
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## Ground Floor



## 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

