



22 Garendon Road, Shepshed, Loughborough, Leicestershire, LE129NX

MOORE  
& YORK



### Property at a glance:

- Established Semi Detached Home
- No Onward Chain
- Gas Central Heating & D\G
- Three Bedroom
- Walking Distance Town Centre
- Good Sized Garden

£169,950 Freehold



Established three bedroom semi detached home situated within walking distance of the centre of Shepshed. The property is being sold with no onward chain and the double glazed and centrally heated accommodation comprises to the ground floor entrance hall, lounge, newly fitted kitchen, bathroom and outer lobby and to the first floor three bedrooms and stands on a good sized plot.



#### ENTRANCE HALL

Radiator, stairs leading to first floor accommodation.

#### LOUNGE

16' 9" x 11' 0" (5.11m x 3.35m) Radiator, UPVC sealed double glazed window.

#### KITCHEN

10' 0" x 9' 4" (3.05m x 2.84m) Newly fitted kitchen comprising sink unit with cupboard under, matching base unit with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboard, understairs pantry, radiator, UPVC sealed double glazed window.

#### OUTER LOBBY

Door to rear garden

#### BATHROOM

Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, airing cupboard

#### FIRST FLOOR LANDING

UPVC sealed double glazed window.

#### BEDROOM 1

16' 11" x 9' 0" (5.16m x 2.74m) Radiator, UPVC sealed double glazed window, cast iron fire surround.





## BEDROOM 2

11' 8" x 10' 11" (3.56m x 3.33m) Radiator, UPVC sealed double glazed window, cast iron fire surround.

## BEDROOM 3

8' 8" x 7' 3" (2.64m x 2.21m) Radiator, UPVC sealed double glazed window.

## OUTSIDE

Lawns to front and further good sized garden to rear.

## 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. windows are UPVC 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

## ANTI-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.

## EPC RATING

D

## TENURE

Freehold

## COUNCIL TAX BAND

Charnwood C

## IMPORTANT INFORMATION

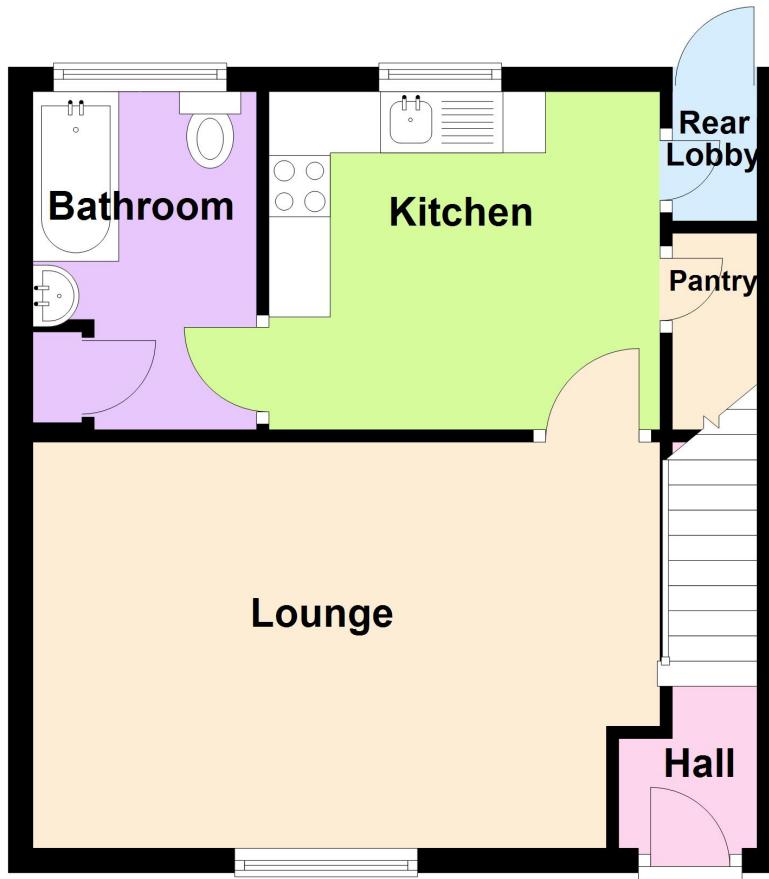
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or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

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