



44 Huncote Road, Narborough, Leicester LE193GN

MOORE
& YORK



Property at a glance:

- Victorian Terraced Home
- Two Reception Rooms & Kitchen
- Easy Access Local Facilities & Train Station
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- Two Double Bedrooms & Bathroom
- Gas Central Heating & D\G
- No Upward Chain

Asking Price £205,000 Freehold



Victorian mid terraced home situated in a popular location within easy access of the local facilities of Narborough including the train station providing regular trains to the Leicester City Centre, and within a short drive of the popular Fosse Park Retail centre and the M1/M60 road junction offering excellent transport links. The property benefits from re-decoration and newly fitted carpets throughout and the centrally heated and double glazed accommodation briefly comprises to the ground floor lounge, dining room and kitchen with newly fitted oven and hob and to the first floor two double bedrooms, utility area and bathroom and stands with garden to front and rear. The property is being sold with no upward chain and we recommend a early viewing.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

LOUNGE

13' 5" x 12' 2" (4.09m x 3.43m) Radiator, UPVC sealed double glazed window, meters cupboard, display fire and surround.

INNER LOBBY

Understairs cupboard.

DINING ROOM

12' 9" x 12' 2" (3.89m x 3.71m) Radiator, UPVC sealed double glazed window, enclosed stairs to first floor.

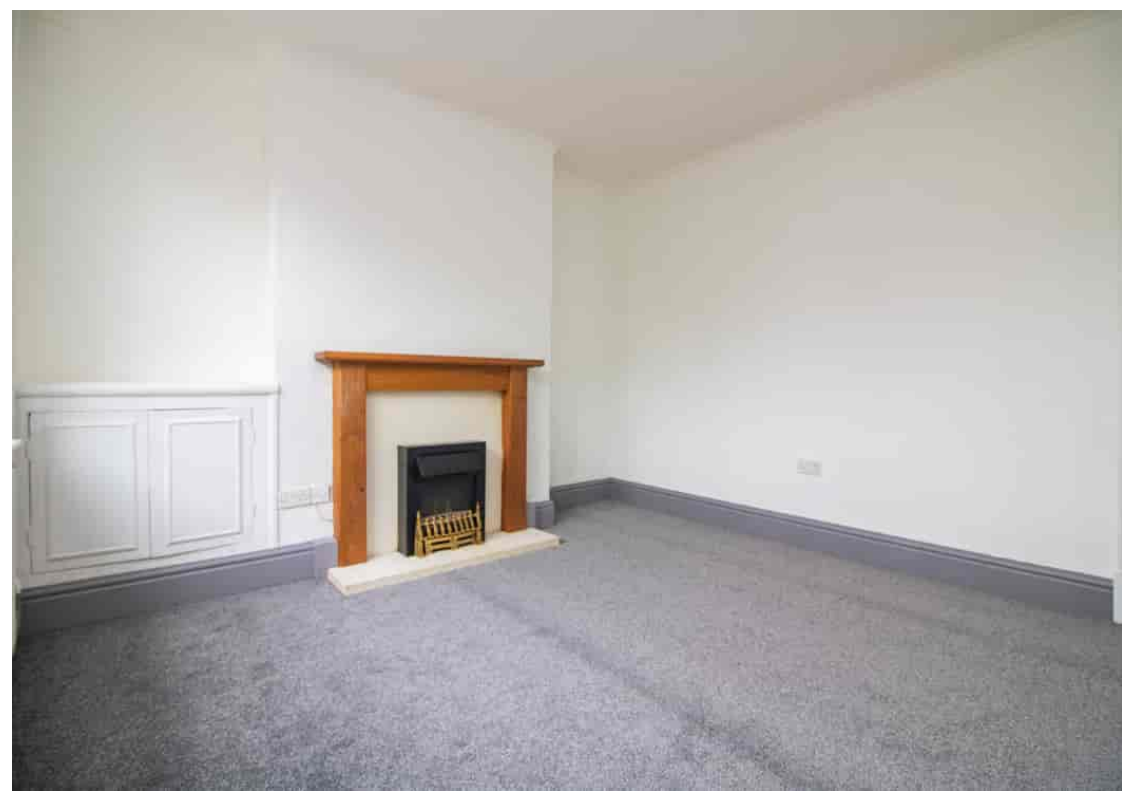
KITCHEN

13' 5" x 6' 8" (4.09m x 2.03m) 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, newly fitted oven, four piece gas hob and extractor fan, radiator, UPVC sealed double glazed window, door to rear garden.

FIRST FLOOR LANDING

BEDROOM 1

13' 5" x 12' 2" (4.09m x 3.71m) Radiator, UPVC sealed double glazed window, over stairs cupboard.





BEDROOM 2

12' 9" x 10' 0" (3.89m x 3.05m) Radiator, UPVC sealed double glazed window,

UTILITY ROOM

6' 8" x 7' 0" (2.03m x 2.13m) Radiator, UPVC sealed double glazed window,

BATHROOM

7' 9" x 6' 9" (2.36m x 2.06m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, tiled splash back, radiator, UPVC sealed double glazed window,

OUTSIDE

Small garden to front with dwarf wall frontage and evergreen screening. Block paved patio to rear with brick built storage and WC out house, gated access to lawn garden.

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.

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, 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

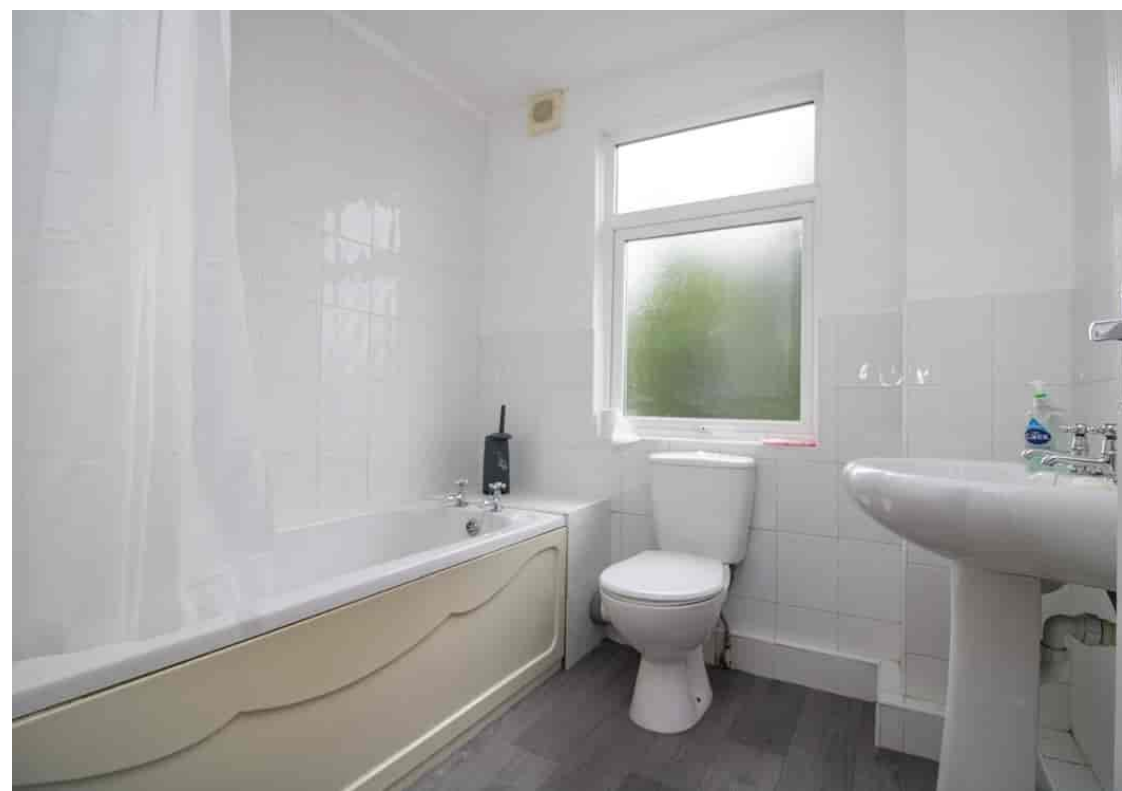
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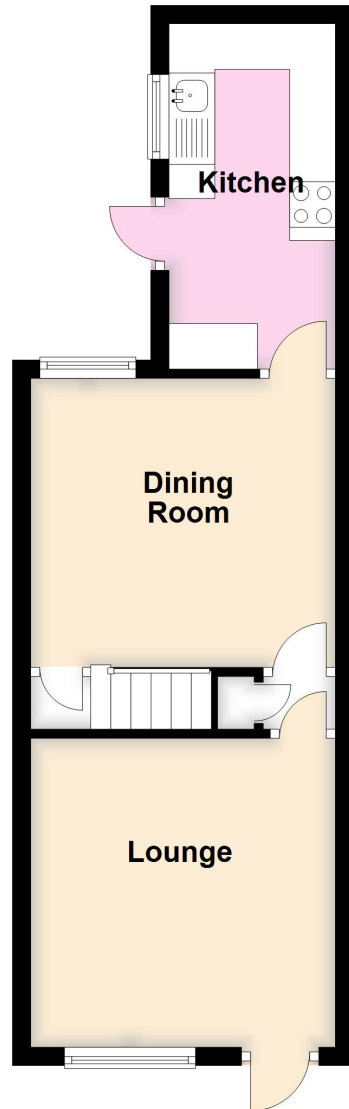
IMPORTANT INFORMATION

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

Approx. 31.4 sq. metres (338.4 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.2 sq. feet)



Total area: approx. 61.7 sq. metres (664.6 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 â€” 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

