



124 Saffron Lane, Leicester LE27ND

MOORE
& YORK



Property at a glance:

- Established End Town House
- Two Double Bedrooms
- No Upward Chain
- Gas Central Heating & D\G
- Easy Access Fosse Park & M1/M69 Junction
- Lounge/Dining Room & Kitchen
- Utility Room & Conservatory
- Ideal First Time & Investment Buy.

Asking Price £185,000 Freehold



Established end town house being sold with no upward chain offering easy access to all local facilities and within a short drive of the Leicester City Centre, the popular Fosse Park Retail Centre and the M1/M69 road junction providing excellent transport links. The centrally heated and double glazed accommodation briefly comprises entrance hall, lounge/dining room, kitchen, utility room and conservatory to the ground floor and to the first floor two double bedrooms and bathroom and stands with garden to rear and block paved parking for two cars to front. The property would ideally suit the investment and first time buyer alike and we recommend a early viewing.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation.

LOUNGE/DINING ROOM

13' 7" x 13' 5" (4.14m x 4.09m) Radiator, UPVC sealed double glazed window, display fire and surround, under stairs cupboard.

KITCHEN

10' 0" x 11' 11" (3.05m 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, fridge/freezer space, UPVC sealed double glazed window and door to rear aspect, plumbing for dishwasher.

UTILITY ROOM

8' 1" x 4' 4" (2.46m x 1.32m) Radiator, UPVC sealed double glazed window, plumbing for washing machine.

CONSERVATORY

7' 3" x 7' 2" (2.21m x 2.18m) UPVC sealed double glazed windows and door.

FIRST FLOOR LANDING

UPVC sealed double glazed window.

BEDROOM 1

12' 7" x 10' 6" (3.84m x 3.20m) Radiator, UPVC sealed double glazed window, wardrobe recess. cupboard housing central heating boiler.



BEDROOM 2

13' 2" x 8' 9" (4.01m x 2.67m) Radiator, UPVC sealed double glazed window.

BATHROOM

10' 1" x 7' 7" (3.07m x 2.31m) Three piece suite comprising corner bath with shower over, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

OUTSIDE

Patio and lawn garden to rear, block paved parking for two cars to front.

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 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

TENURE

Freehold

COUNCIL TAX BAND

Leicester City A

EPC RATING

TBC

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

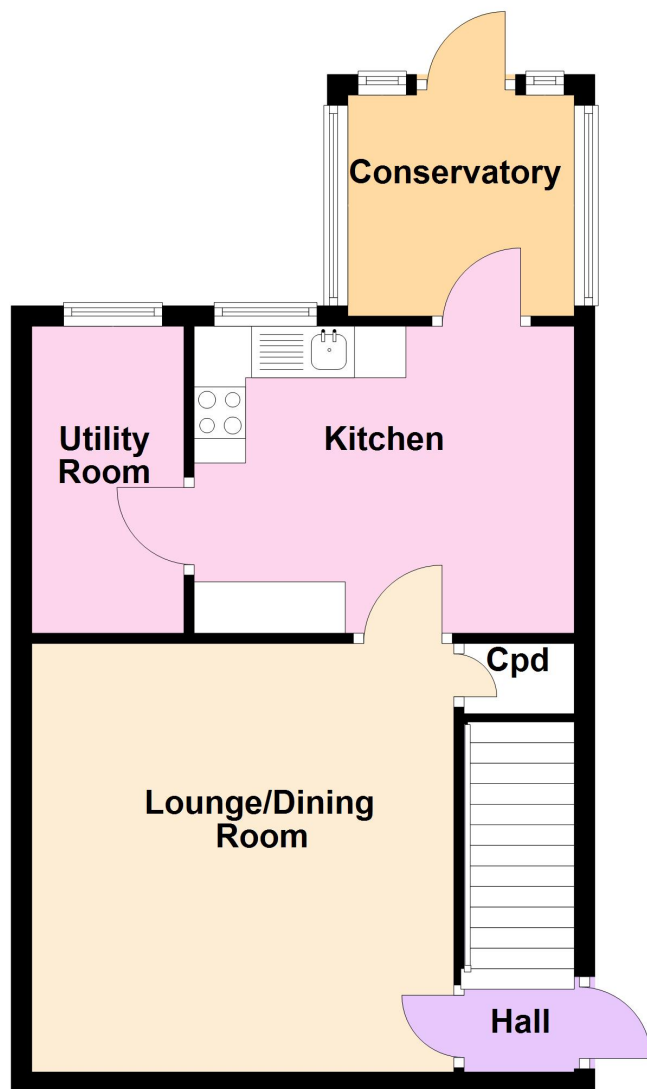
IMPORTANT INFORMATION

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.



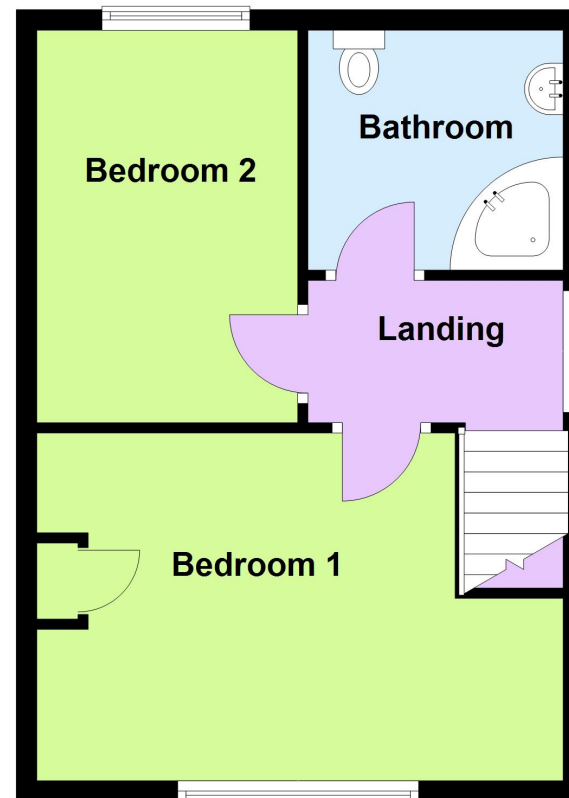
Ground Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



Total area: approx. 80.7 sq. metres (868.1 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

