



19 Woodbine Avenue, Leicester LE21AJ

MOORE
& YORK



Property at a glance:

- Victorian Bay Windowed Terrace
- No Upward Chain
- Open Plan Dining/Kitchen Area with Integrated Appliances
- Two Bedrooms & Family Bathroom
- Gas Central Heating & D\G
- Walking Distance City Centre, Train station
- Ideal Buy To Let or First Time Buy

Guide Price £159,950 Freehold



Victorian bay window end terraced home situated off a private tree lined pathway located within walking distance of the Leicester City Centre and Main Leicester Railway Station. The property is being sold with no upward chain and the centrally heated and double glazed accommodation briefly comprises to the ground floor lounge, and dining area providing open plan access to kitchen area well fitted with integrated appliances and to the first floor two bedrooms and three piece bathroom and stands with established garden to front and easily maintainable garden to rear with corner summer house. The property would ideally suit the first time and investment buyer alike and we recommend a early viewing.

DETAILED ACCOMMODATION

Hardwood and glazed door leading to;

LOUNGE

12' 8" x 12' 5" (3.86m x 3.78m) Radiator, UPVC sealed double glazed bay window, cast iron fire surround, meters cupboard, alcove shelving.

DINING ROOM

10' 11" x 9' 11" (3.33m x 3.02m) Radiator, UPVC sealed double glazed window, enclosed stairwell to first floor, radiator, original fitted alcove cupboard and draws, open plan aspect leading to;



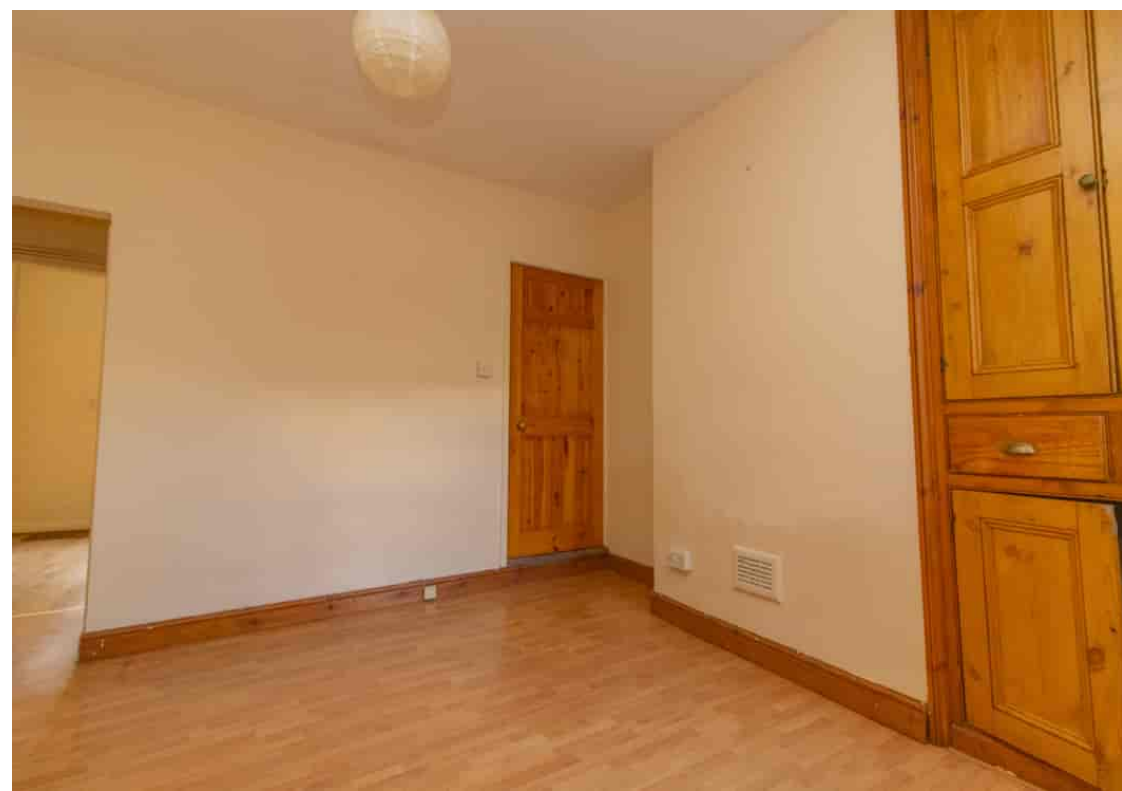
KITCHEN

10' 7" x 5' 6" (3.23m x 1.68m) 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 gas hob with extractor fan over, integrated microwave, fridge and freezer, free standing washing machine, UPVC sealed double glazed window, door to rear aspect.

FIRST FLOOR LANDING

BEDROOM 1

12' 8" x 11' 0" (3.86m x 3.35m) Radiator, UPVC sealed double glazed window,





BEDROOM 2

10' 11" x 8' 0" (3.33m x 2.44m) Radiator, UPVC sealed double glazed window, over stairs cupboard.

BATHROOM

11' 0" x 5' 2" (3.35m x 1.57m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

OUTSIDE

Established garden to front, easily maintainable garden to rear with corner summerhouse

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.

TENURE

Freehold

COUNCIL TAX BAND

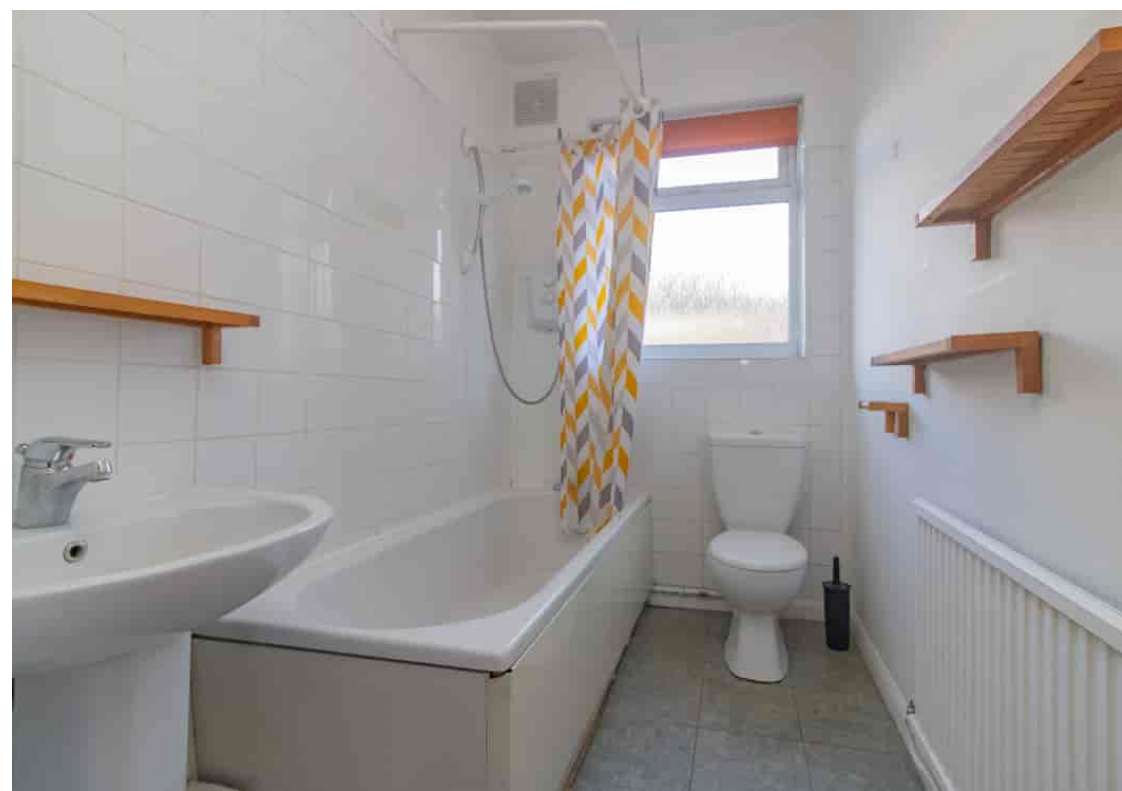
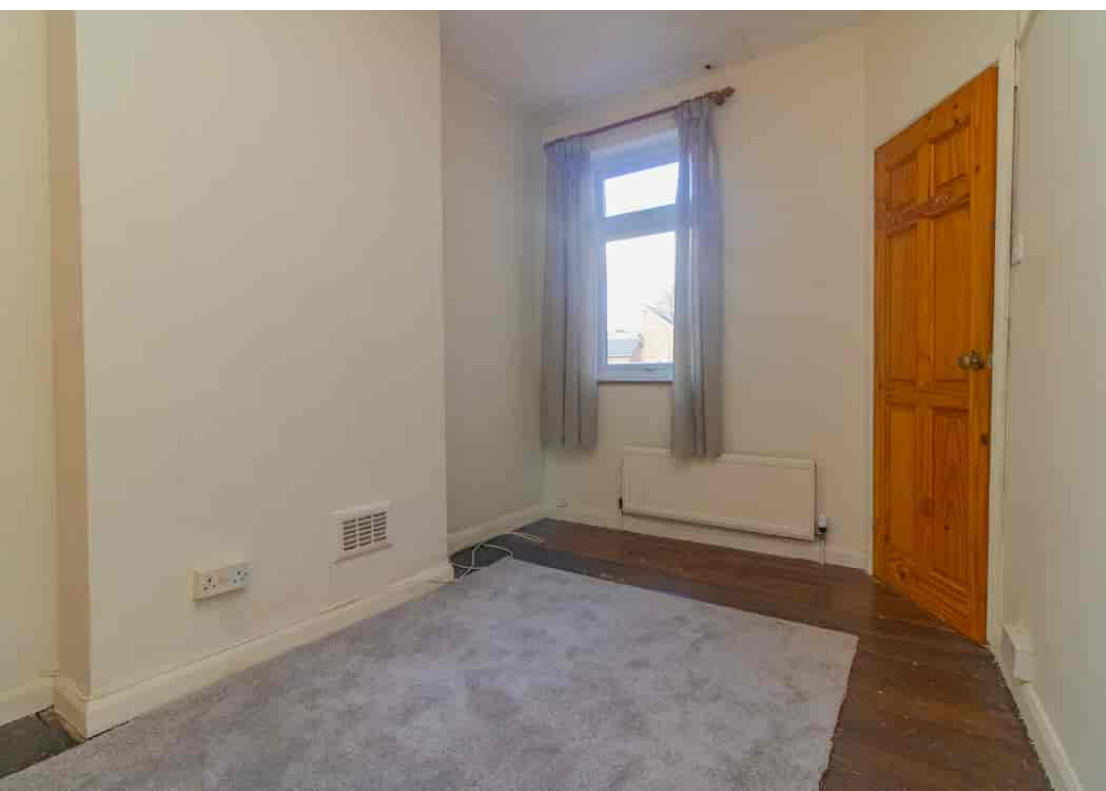
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EPC RATING

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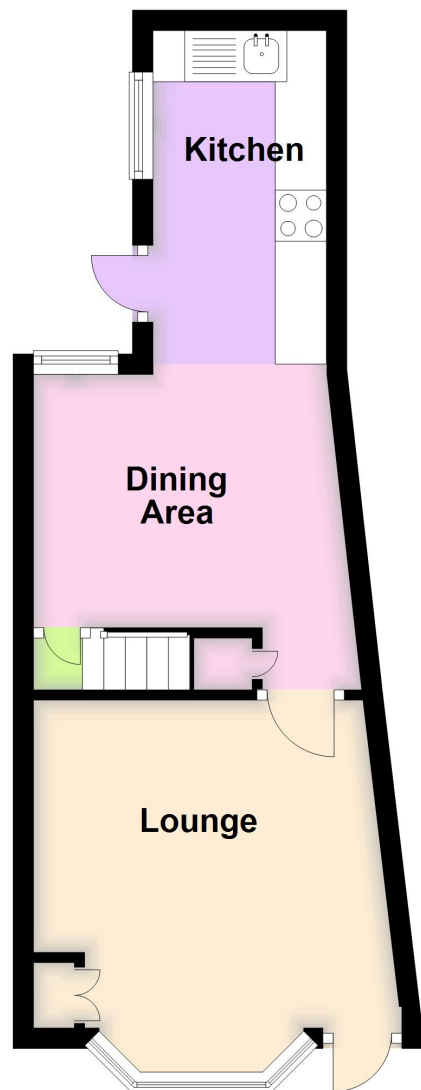


IMPORTANT INFORMATION

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.

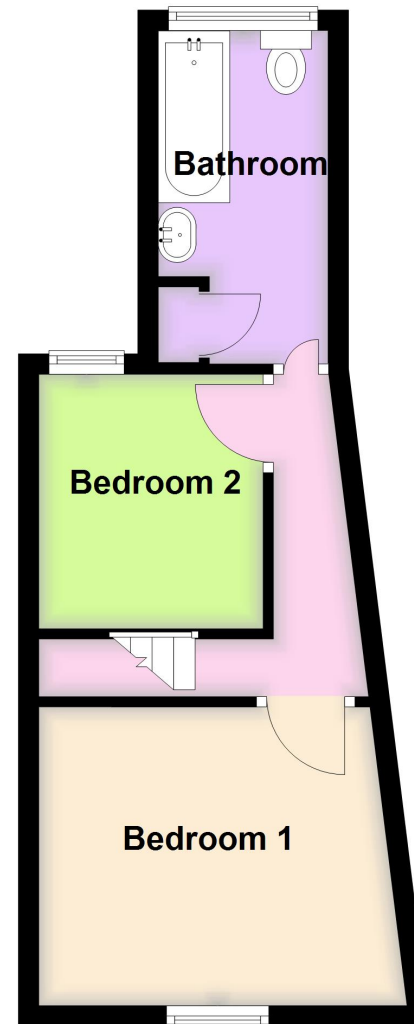
Ground Floor

Approx. 26.6 sq. metres (286.4 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.0 sq. feet)



Total area: approx. 52.1 sq. metres (560.4 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

