



221 Goodwood Road, Leicester LE56TR

MOORE  
& YORK





### Property at a glance:

- Three Bedroom Mid Town House
- Requires Modernisation Throughout
- Easy Access Local Facilities & Places of Worship
- Lounge & Kitchen / Dining Room
- No Onward Chain
- Rear Garden & Garage
- Excellent Potential

**£180,000 Freehold**



Three bedroom mid town house requiring modernisation throughout situated in a popular and sought after location offering easy access to local schooling, shopping and places of worship. The property is being sold with no upward chain and the accommodation briefly comprises entrance hall, lounge, kitchen/dining room and cloakroom/WC to the ground floor and to the first floor three bedrooms and bathroom and stands with easily maintainable garden to rear with detached single garage. The property offers fantastic potential and we highly recommend a early viewing

### DETAILED ACCOMMODATION

UPVC door leading to;

#### ENTRANCE HALL

Stairs leading to first floor accommodation, understairs cupboard.

#### LOUNGE

13' 0" x 11' 10" (3.96m x 3.61m) UPVC sealed double glazed window.

#### KITCHEN/DINING ROOM

18' 7" x 8' 8" (5.66m x 2.64m) Comprising sink unit with cupboards under, wall mounted eye level cupboards, storage cupboard, plumbing for washing machine, UPVC sealed double glazed window, tiled splash backs,



### OUTER LOBBY

UPVC door leading to rear aspect

#### CLOAKROOM/WC

Low level WC and wash hand basin

#### FIRST FLOOR LANDING

Access to loft space, built in cupboards.

#### BEDROOM 1

12' 4" x 10' 8" (3.76m x 3.25m) UPVC sealed double glazed window.

#### BEDROOM 2

10' 8" x 10' 8" (3.25m x 3.25m) UPVC sealed double glazed window.





## BEDROOM 3

7' 6" x 7' 2" (2.29m x 2.18m) UPVC sealed double glazed window.

## BATHROOM

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

## OUTSIDE

Easily maintainable garden to rear. Detached garage with up and over door (accessed via Greenacre Drive)

## SERVICES

All main services are understood to be available. Central heating is gas-fired ( the present heating system is not working and needs replacing), 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

## EPC RATING

TBC

## COUNCIL TAX BAND

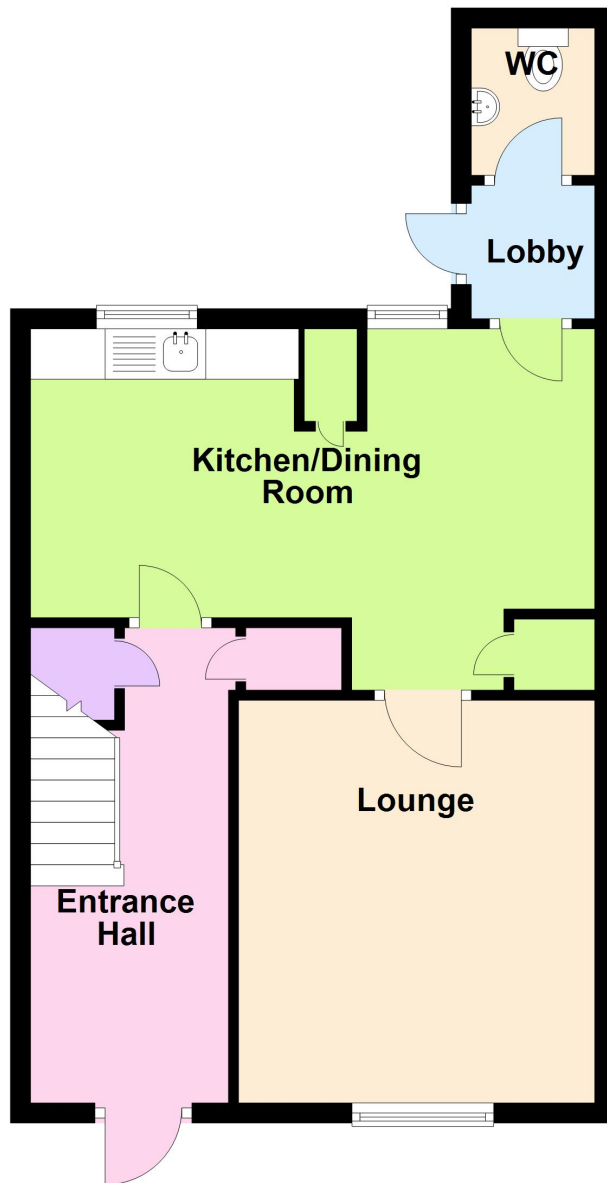
Leicester A

## IMPORTANT INFORMATION

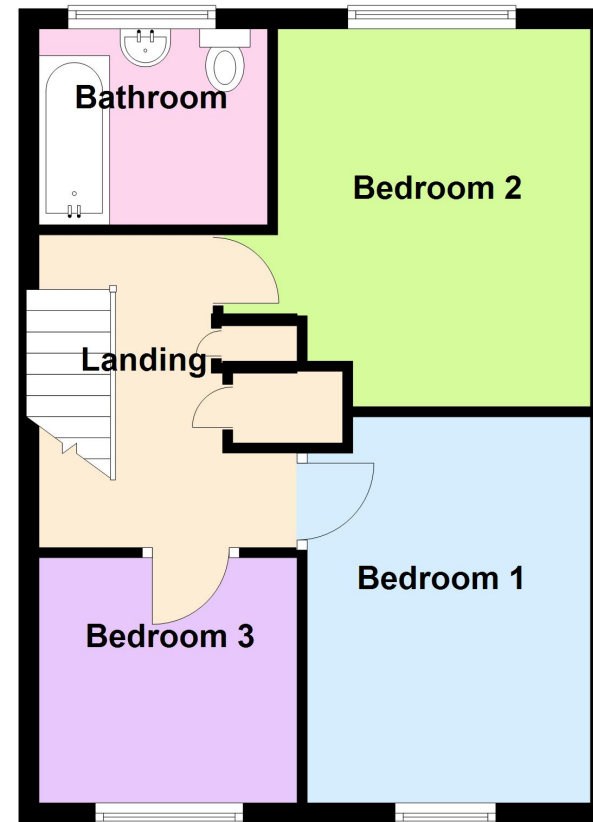
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or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



## 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



