



91 Andrew Road, Anstey, Leicester LE77BD

MOORE
& YORK



Property at a glance:

- Established Detached Bungalow
- Two Bedrooms
- Gas Central Heating & D\G
- No Upward Chain
- Garage & Car Port
- Popular Location
- Gardens Front and Rear
- Viewing Essential

£269,950 Freehold



We are pleased to offer for sale this established two bedroom detached bungalow situated in the heart of the sought after Charnwood town of Anstey which offers an excellent selection of schooling, shopping and leisure facilities. The property is being sold with no upward chain and the centrally heated and double glazed accommodation briefly comprises reception hall, lounge/dining room, kitchen two bedrooms and bathroom and stands with gardens to front and rear with car port and driveway to side. No Chain EPC C.

DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panels leading to;

RECEPTION HALL

Radiator, telephone point, access to loft space, airing cupboard.

LOUNGE/DINING ROOM

21' 7" x 10' 7" (6.58m x 3.23m) Radiators, UPVC sealed double glazed window, traditional tiled fire surround, TV point.

KITCHEN

11' 4" x 10' 1" (3.45m x 3.07m) Comprising sink unit with cupboard under, matching base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, wall mounted gas boiler, UPVC sealed double glazed door to side aspect, tiled splash backs, radiator.

BEDROOM 1

13' 0" x 12' 6" (3.96m x 3.81m) Radiator, UPVC sealed double glazed window, fitted wardrobe.

BEDROOM 2

11' 8" x 8' 9" (3.56m x 2.67m) Radiator, UPVC sealed double glazed sliding patio door.





BATHROOM

8' 5" x 5' 4" (2.57m x 1.63m) Three piece suite comprising panelled bath with shower over, vanity sink unit and low level WC, tiled splash back, radiator.

OUTSIDE

Gravelled garden to front and driveway to side leading to car port and garage. patio and lawns to rear with evergreen border.

SERVICES

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with UPVC sealed units.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

TENURE

Freehold

COUNCIL TAX BANDING

Charnwood D

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.

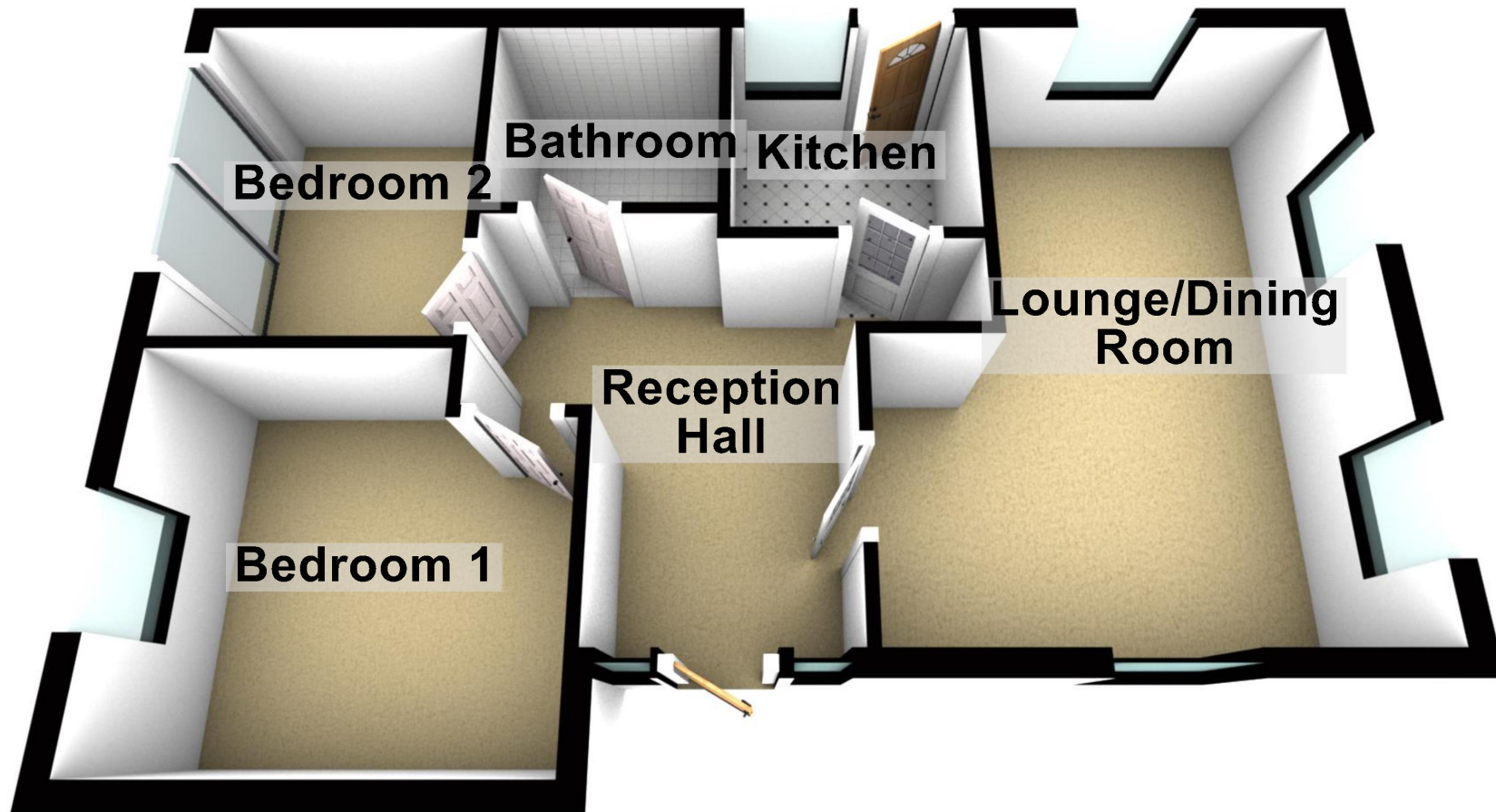
FLOOR PLANS

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. Please note there has been evidence of Japanese knotweed and it is in the interest of the purchaser to carry out their own investigation.

Ground 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

