



17 Copeland Avenue, Leicester LE39BT

MOORE
& YORK



Property at a glance:

- Individually Designed Detached Home
- No Upward Chain
- Ideal Buy For Growing Family
- Four Bedrooms
- Bathroom & WC
- Lounge & Fitted Dining Kitchen
- Gas Central Heating & D\G
- Ample Block Paved Parking & Garage

Guide Price £300,000 Freehold



Individually designed four bedroom detached family home being sold with no upward chain situated within easy access of local facilities and within a short drive of the Leicester City Centre and the Western Bypass offering excellent transport links. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor cloakroom/WC, lounge and kitchen/dining room and to the first floor four bedrooms and bathroom and stands with ample parking and garage to front and decked and lawn garden to rear.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

ENTRANCE PORCH

Hardwood and glazed door leading to;

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation, under stairs cupboard.

CLOAKROOM/WC

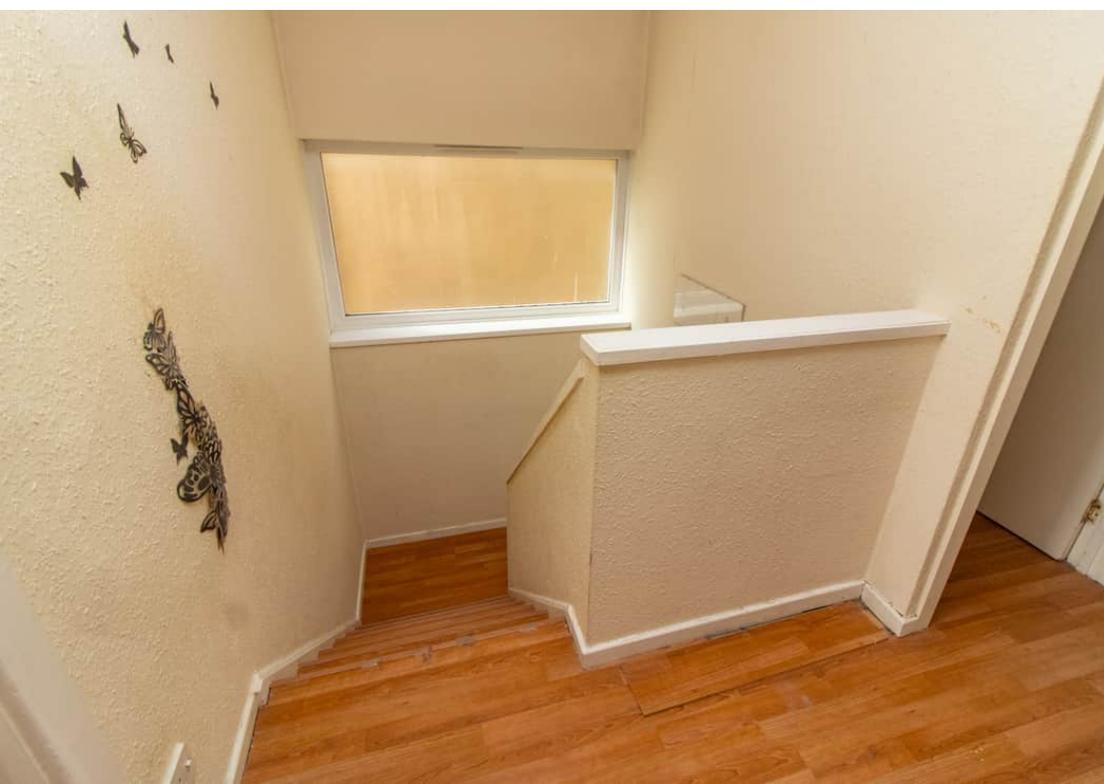
Low level WC and pedestal wash hand basin, UPVC sealed double glazed window.

LOUNGE

22' 1" x 11' 10" (6.73m x 3.61m) Radiator, TV point, display fire and surround, UPVC sealed double glazed window to front aspect, sealed double glazed sliding patio door to rear garden.

KITCHEN/DINING ROOM

11' 9" x 9' 7" (3.58m x 2.92m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, integrated fridge/freezer, range cooker space with extractor fan over set in stainless steel hood with matching splash back, UPVC sealed double glazed window and door to rear aspect, utility space with plumbing for washing machine.





LANDING

Access to loft space, airing cupboard.

BEDROOM 1

13' 0" x 10' 2" (3.96m x 3.10m) Radiator, UPVC sealed double glazed window.

BEDROOM 2

12' 2" x 8' 10" (3.71m x 2.69m) Radiator, UPVC sealed double glazed window.

BEDROOM 3

9' 11" x 7' 2" (3.02m x 2.18m) Radiator, UPVC sealed double glazed window.

L-SHAPED BEDROOM 4

11' 11" x 10' 10" (3.63m x 3.30m) Radiator, UPVC sealed double glazed window.

BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC

OUTSIDE

Ample block paved parking to front leading to single garage with up and over door. Decked and lawn garden to rear with evergreen borders.

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

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.

TENURE

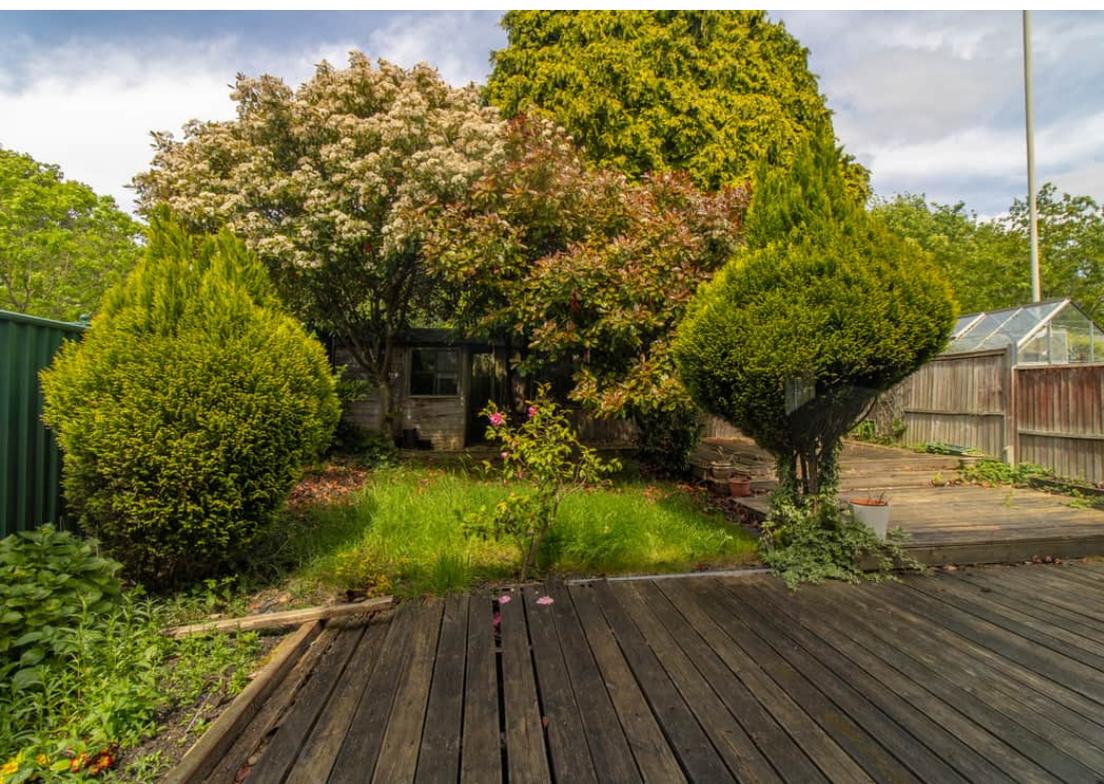
Freehold

COUNCIL TAX BAND

Leicester D

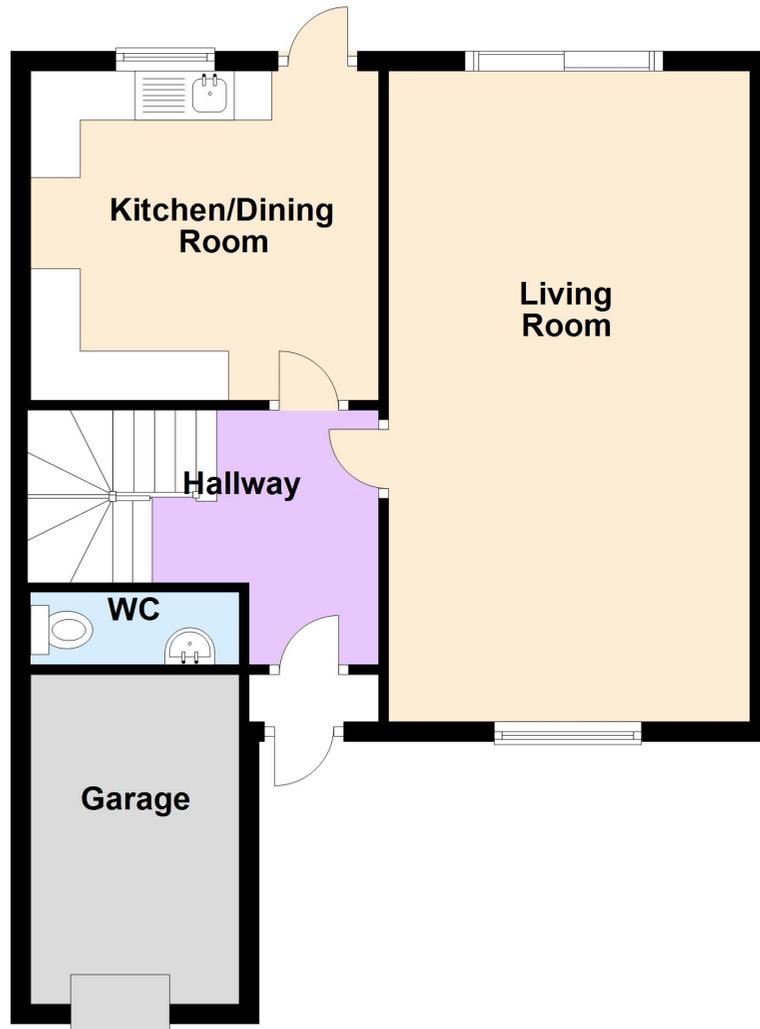
EPC RATING

C



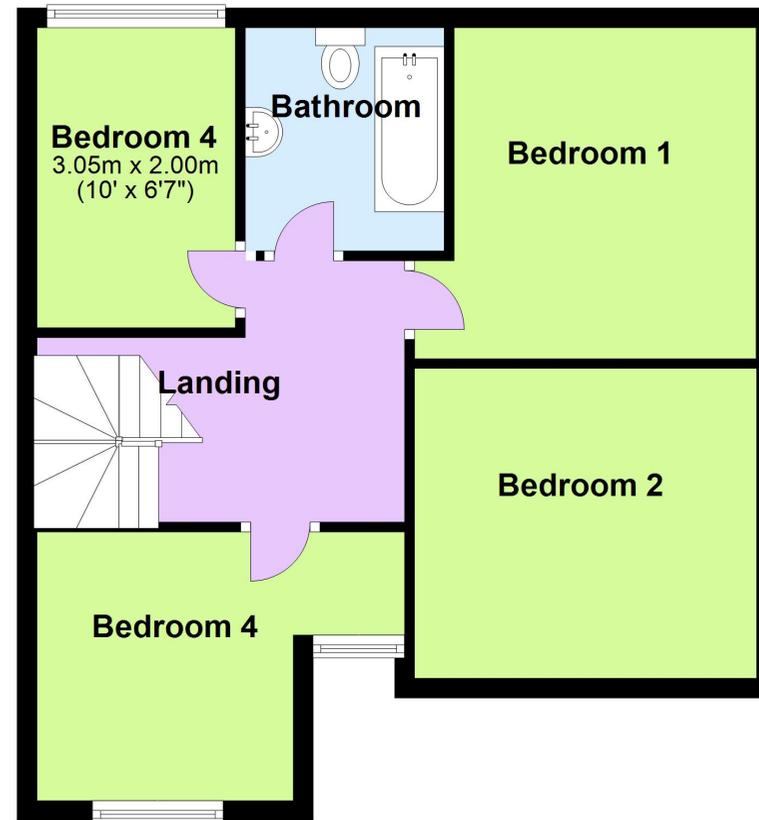
Ground Floor

Approx. 54.0 sq. metres (581.6 sq. feet)



First Floor

Approx. 50.7 sq. metres (545.3 sq. feet)



Total area: approx. 104.7 sq. metres (1126.9 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

