



89 Haddenham Road, Leicester LE32BG

MOORE
& YORK



Property at a glance:

- Victorian Bay Window Terrace
- Gas Central Heating & D\G
- Lounge, Dining Room & Kitchen
- Two Double Bedrooms
- Easy Access Fosse Park & M1/M69 Junction
- No Upward Chain
- Ideal Buy To Let or First Time Buy

GUIDE PRICE £170,000 Freehold



Victorian bay window terraced home being sold with no upward chain situated within walking distance of the shopping facilities of Narborough Road and within a short drive of the popular Fosse Park Retail Park, the M1/M69 road junction offering excellent transport links and the beautiful open countryside walks provided by Everards and Aylestone Meadows. The centrally heated and double glazed accommodation briefly comprises to the ground floor lounge, dining room and kitchen and to the first floor two bedrooms, inner lobby and bathroom and stands with easily maintainable graveled and patio garden to rear with outhouses and small forecourt garden to front. The property is ideally suited for the first time and investor buyer alike and for viewing access call us today.

DETAILED ACCOMMODATION

Composite door leading to;

LOUNGE

14' 2" x 11' 8" (4.32m x 3.56m) UPVC sealed double glazed bay window to front aspect, radiator, meters cupboard, ornate coving.

DINING ROOM

11' 11" x 11' 7" (3.63m x 3.53m) Enclosed stairs leading to first floor accommodation, UPVC sealed double glazed window, understairs cupboard, display fire surround.

KITCHEN

13' 4" x 6' 6" (4.06m x 1.98m) 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, tiled splash backs, cooker space, UPVC sealed double glazed window and door to rear aspect.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1

13' 2" x 11' 11" (4.01m x 3.63m) UPVC sealed double glazed window, radiator, hanging recess.

BEDROOM 2

12' 0" x 10' 3" (3.66m x 3.12m) Radiator, UPVC sealed double glazed window, hanging recess.



INNER LOBBY

Wall mounted gas boiler.

BATHROOM

8' 8" x 6' 3" (2.64m x 1.91m) Three piece suite comprising paneled bath with shower over pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.,

OUTSIDE

Easily maintainable graveled garden to rear with outhouses and small forecourt garden to front with dwarf walled frontage.

VIEWING

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

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, windows are double glazed, and an alarm system is fitted.

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.

TENURE

Freehold

EPC RATING

TBC

COUNCIL TAX BANDING

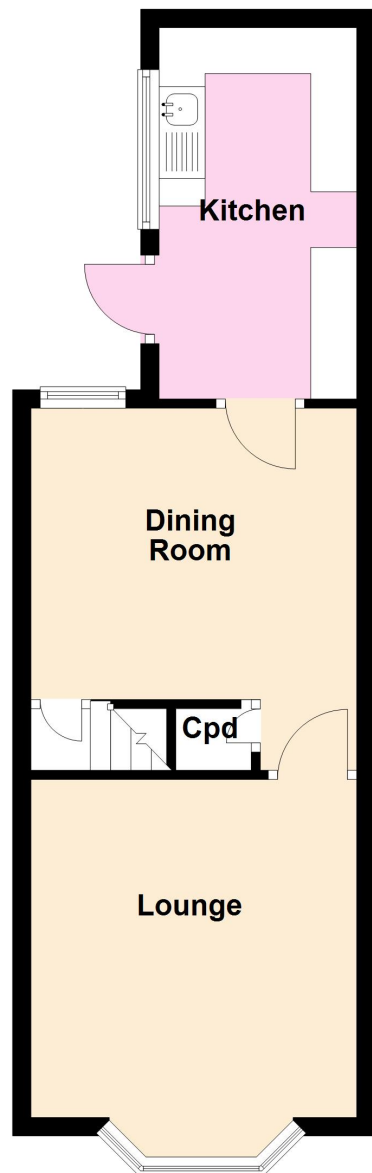
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IMPORTANT INFORMATION

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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

