



30 Denis Close, Leicester LE36DQ

MOORE
& YORK



Property at a glance:

- Spacious First Floor Maisonette
- Two Double Bedrooms
- No Upward Sales Chain
- Open Plan Kitchen/Living Room
- Gas Central Heating & D\G
- Garage & Garden
- Ideal Buy To Let or First Time Buy

Guide Price £110,000 Leasehold



Spacious two double bedroom first floor Maisonette situated in a cul-de-sac location conveniently located within easy access of all local amenities and within a short drive of the Leicester City Centre, main Leicester Railway and the DMU. The nicely presented centrally heated and double glazed accommodation briefly comprises entrance hall with stairwell leading to hallway leading to open plan living area with well fitted kitchen area, two double bedrooms and bathroom and the property stands with good sized garden to rear and garage in block. The property is being sold with no upward chain and would ideally suit the first time and investment buyer alike.

DETAILED ACCOMMODATION

Hardwood and glazed door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, radiator.

HALLWAY

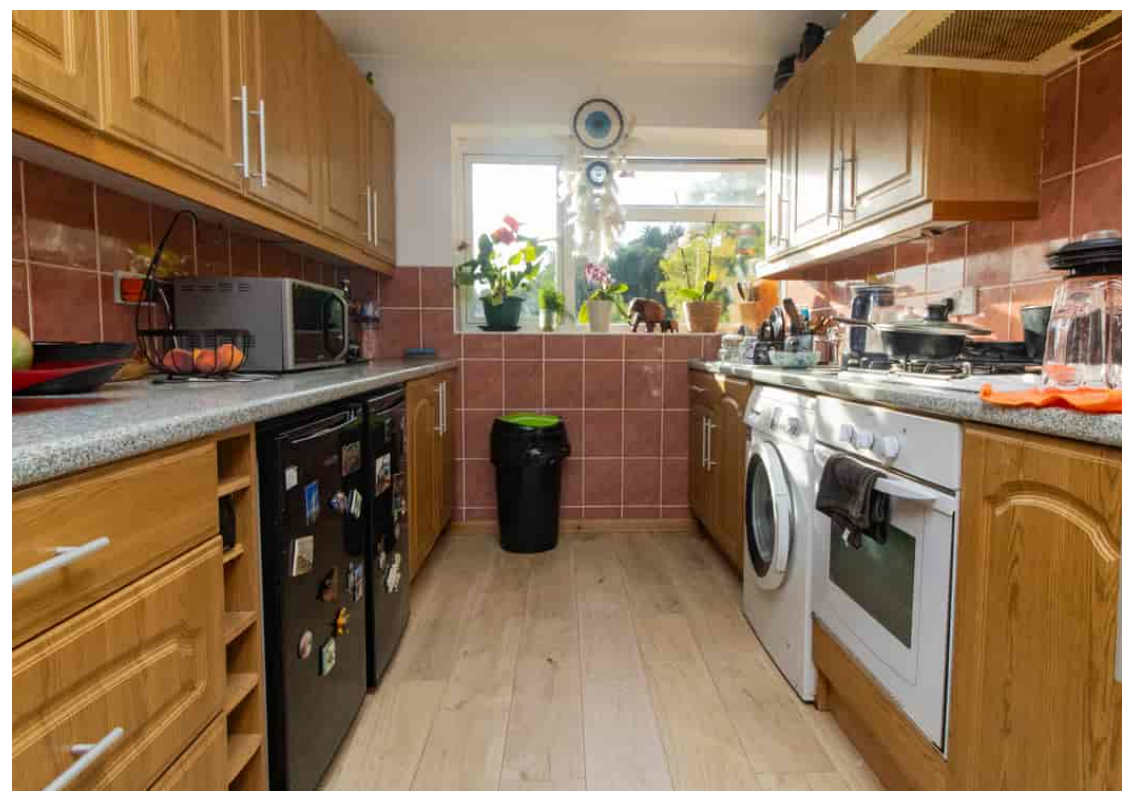
Built in cupboard, access to loft space.

OPEN PLAN LIVING AREA

25' 9" x 10' 8" (7.85m x 3.25m) Incorporating a nicely fitted kitchen area 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, built in cooker and four piece gas hob with extractor fan over, fridge freezer space, plumbing for washing machine, UPVC sealed double glazed window, open plan aspect to living area with radiator, TV point and UPVC sealed double glazed picture window.

BEDROOM 1

13' 8" x 9' 10" (4.17m x 3.00m) Built in cupboard with hanging space, boiler cupboard, radiator, UPVC sealed double window.





BEDROOM 2

10' 1" x 9' 0" (3.07m x 2.74m) Hanging recess, UPVC sealed double glazed window, radiator.

BATHROOM

6' 9" x 6' 1" (2.06m x 1.85m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, tiled throughout, radiator, UPVC sealed double glazed window.

OUTSIDE

Enclosed L-shaped garden to rear with private access. Single garage in block

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.

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.

COUNCIL TAX BAND

Leicester City A

EPC RATING

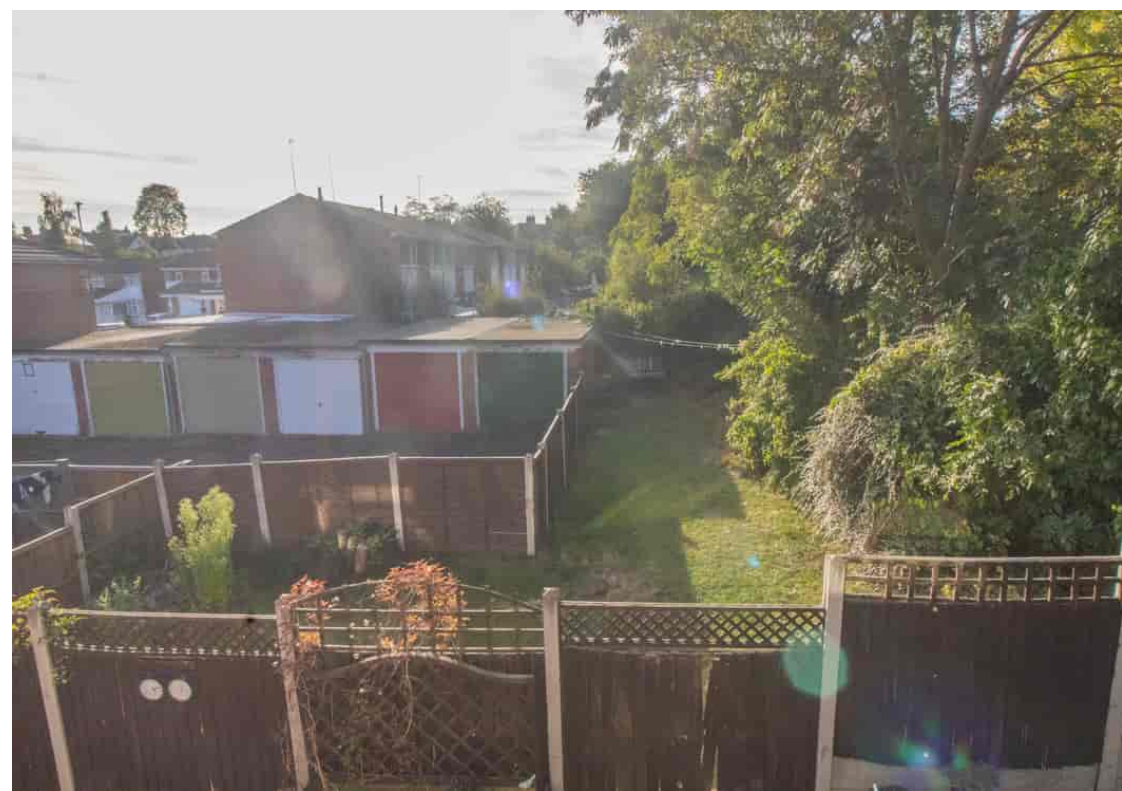
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TENURE

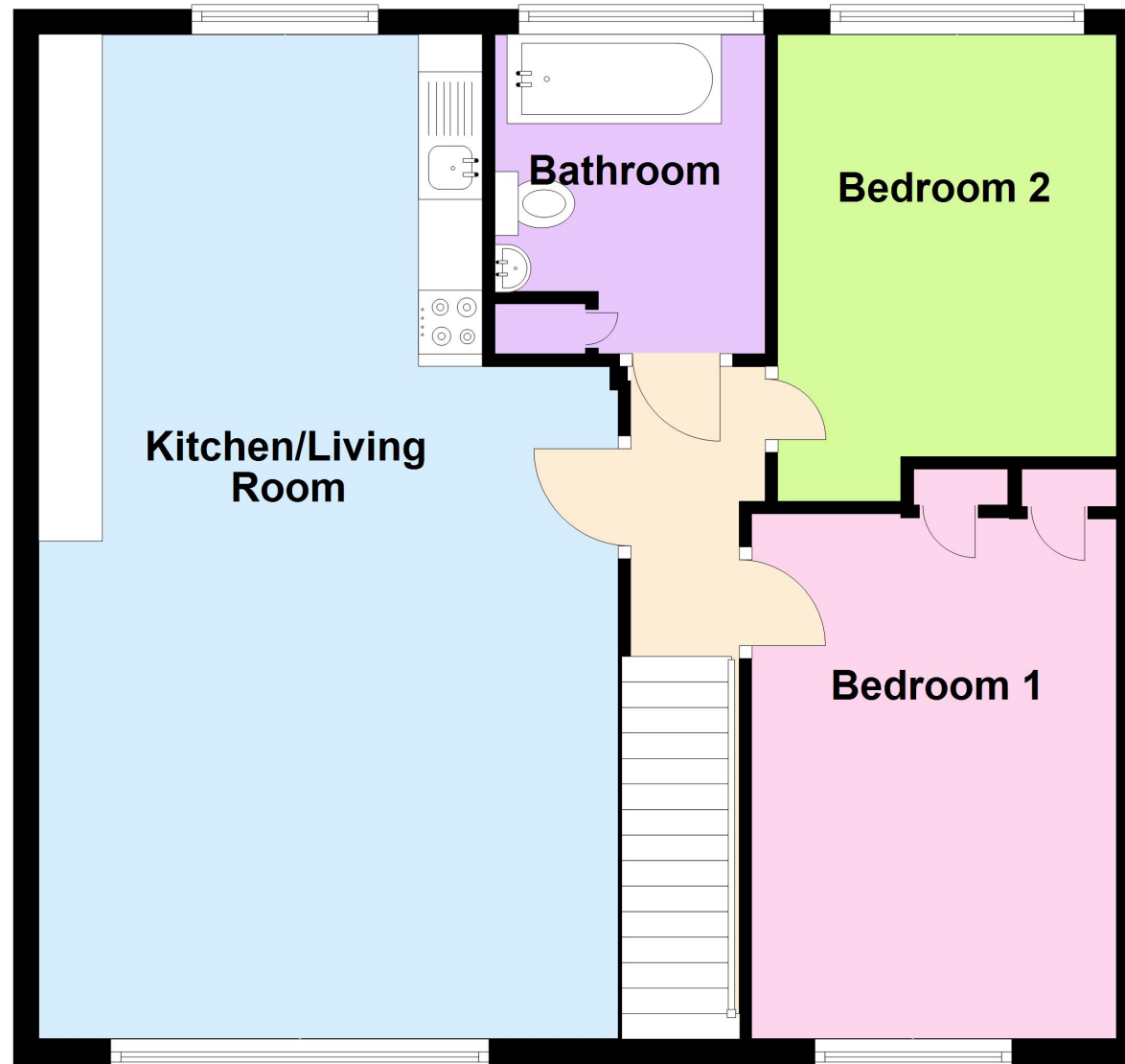
Leasehold
Lease 41 years remains

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.



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 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

