



80 Copeland Avenue, Leicester LE39EH

MOORE  
& YORK



### Property at a glance:

- Nicely Re-Designed Town House
- Excellent Order Throughout
- Bathroom & Newly Fitted Shower Room
- Gas Central Heating & D\G
- Two Bedrooms
- Easy Access Glenfield Hospital & Major Road Networks
- Nicely Manicured Gardens To Rear
- Ideal FTB

Guide Price £195,000 Freehold



Nicely presented two bedroom situated offering easy access to local facilities and within a short drive of The Western Bypass offering excellent transport links, Glenfield hospital, and the Leicester City Centre itself. The property has been re-designed with great care and attention to provide a recently fitted shower room and the well planned double glazed and centrally heated accommodation briefly comprises to the ground floor lounge, kitchen with integrated appliances and shower room and to the first floor two bedrooms and bathroom and stands with nicely presented gardens to rear with ample graveled driveway to front providing parking for two cars with further garden area to front aspect. This lovely home would ideally suit the first time buyer and we highly recommend an internal viewing.

#### DETAILED ACCOMMODATION

UPVC leaded light sealed double glazed door with matching side panel leading to:

#### LOUNGE

14' 3" x 10' 1" (4.34m x 3.07m) Open plan stairs leading to first floor accommodation, understairs recess, UPVC sealed double glazed window, TV point,

#### SHOWER ROOM

Newly installed three piece suite comprising tiled shower cubicle, vanity sink unit and low level WC, large tiled splash backs, heated towel rail.

#### KITCHEN

10' 7" x 8' 7" (3.23m x 2.62m) 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, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, integrated dishwasher, vertical radiator, UPVC sealed double glazed window and window to rear aspect.

#### FIRST FLOOR LANDING

Access to loft space, airing cupboard housing central heating boiler.





## **BEDROOM 1**

10' 6" x 9' 2" (3.20m x 2.79m) Radiator, UPVC sealed double glazed window, over stairs cupboard.

## **BEDROOM 2**

9' 6" x 6' 8" (2.90m x 2.03m) Radiator, UPVC sealed double glazed window.

## **BATHROOM**

7' 3" x 6' 2" (2.21m x 1.88m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, tiled splash backs, heated towel rail, UPVC sealed double glazed window.

## **OUTSIDE**

Nicely presented easily maintainable gardens to rear comprising decked seating area and formal shaped lawns with well stocked evergreen and floral beds. Long graveled driveway to front providing ample parking with further garden area

## **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.

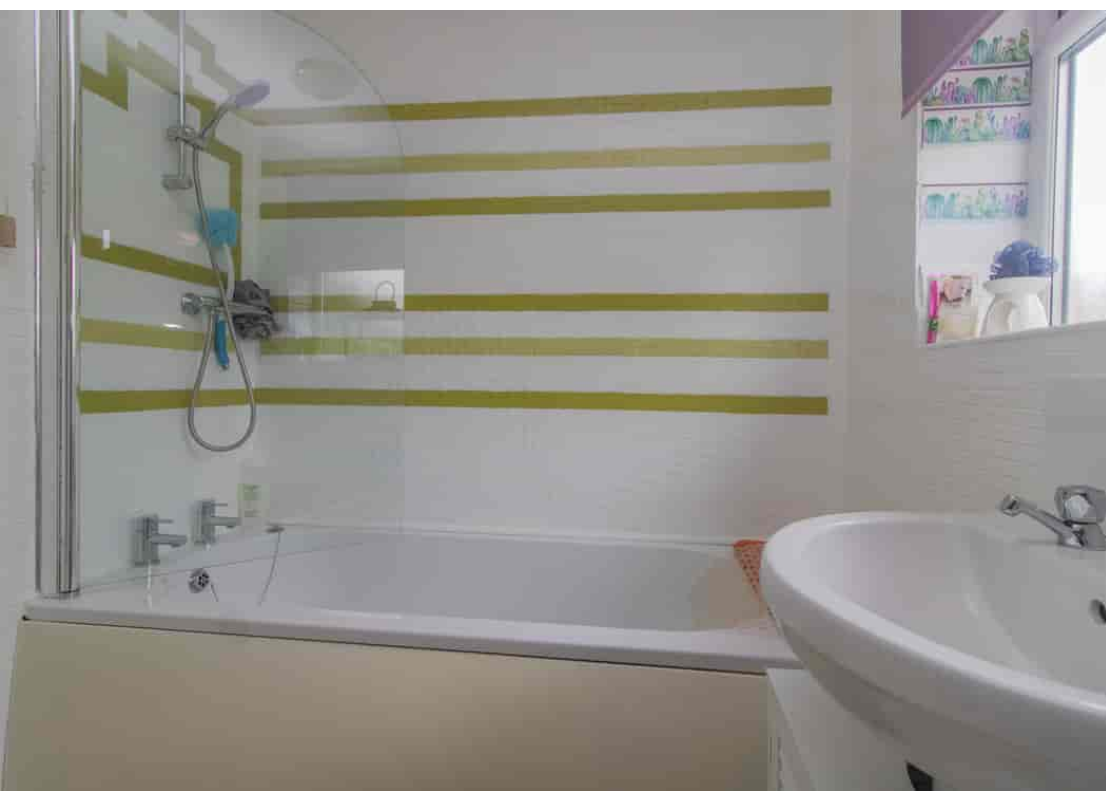
## **MAKING AN OFFER**

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.





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### **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

### **COUNCIL TAX BAND**

Leicester A

### **EPC RATING**

C

### **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.



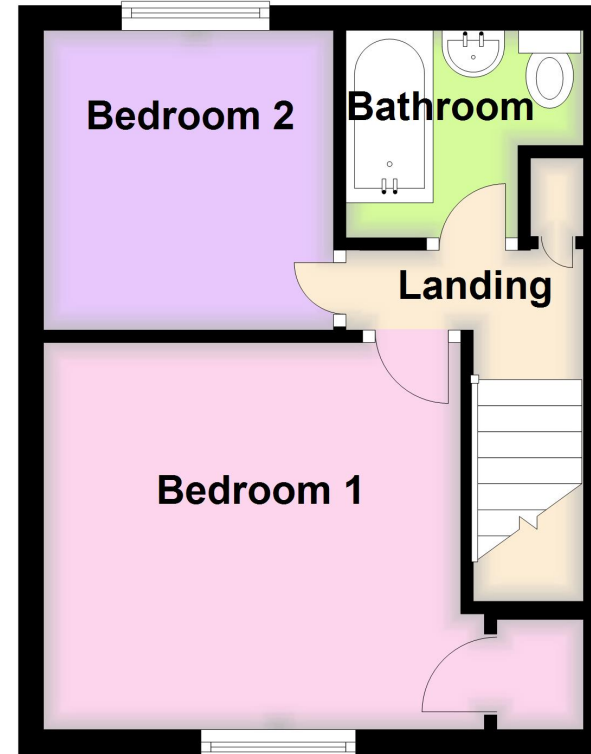
## Ground Floor

Approx. 26.8 sq. metres (288.3 sq. feet)



## First Floor

Approx. 24.3 sq. metres (261.9 sq. feet)



Total area: approx. 51.1 sq. metres (550.2 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 "€" 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

