



32 Tetuan Road, Leicester LE39RS

MOORE  
& YORK



### Property at a glance:

- Nicely Presented Three Bedroom Home
- Easy Access All Local Facilities
- Gas Central Heating & D\G
- Lounge, Kitchen/Dining Room & Conservatory
- Good Sized Garden
- Ideal For The Young and Growing Family
- Viewing Essential

Asking Price £225,000



Nicely presented established three bedroom Town house well located within easy access to all local facilities, the popular walks of Fosse Recreation Ground, the Western Bypass offering excellent transport links and the City Centre itself. The well planned centrally heated and double glazed accommodation briefly comprises entrance hall, lounge, kitchen/dining room and conservatory incorporating a utility cupboard and a WC, and to the first floor three bedrooms and bathroom and stands with off road parking to front and well proportioned garden to rear. The property would ideally suit the young and growing family and we highly recommend a early viewing.

#### DETAILED ACCOMMODATION

Sealed double glazed door leading to;

#### ENTRANCE HALL

Double radiator, stairs leading to first floor accommodation.

#### LOUNGE

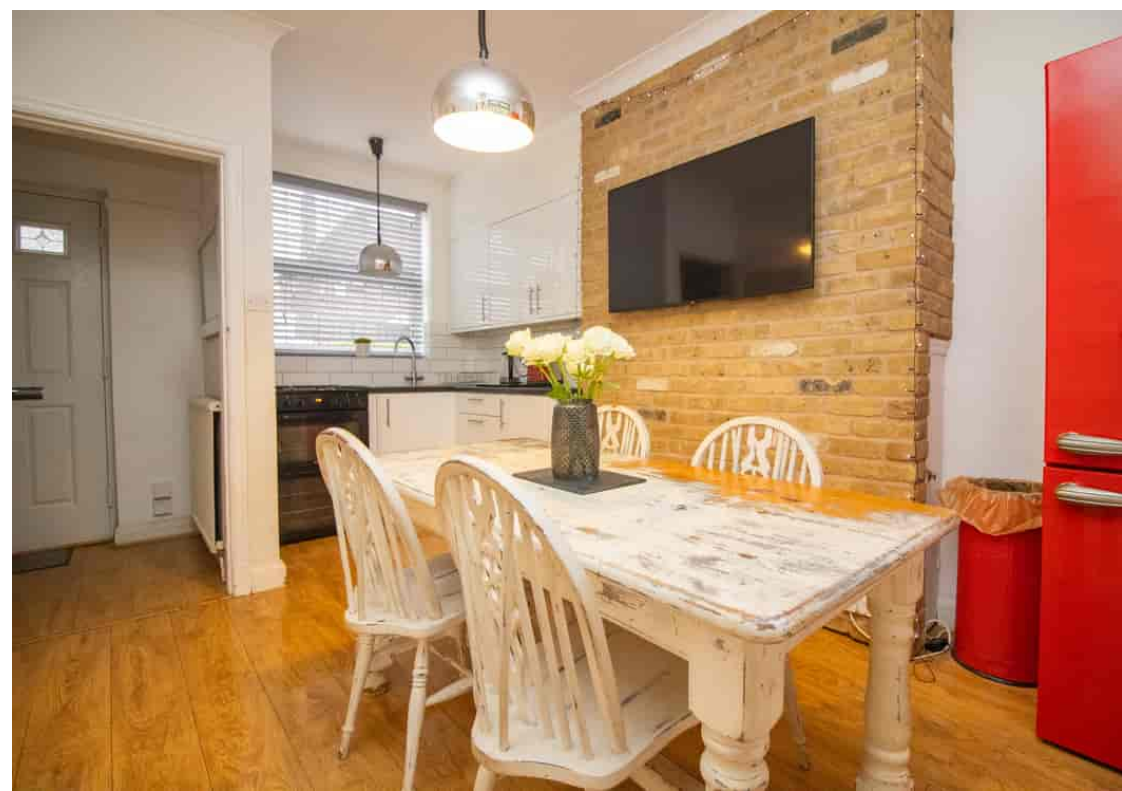
15' 9" x 11' 10" (4.80m x 3.61m) Double radiator, UPVC sealed double glazed window, feature real fame effect log gas fire, TV point.

#### KITCHEN/DINING ROOM

15' 2" x 9' 5" (4.62m x 2.87m) Comprising one and a half bowl sink unit with cupboard under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, dual aspect UPVC sealed double glazed window, shelved under stairs cupboard, exposed brick chimney breast, hardwood and glazed door leading to;

#### CONSERVATORY

UPVC sealed double glazed windows overlooking gardens with inset French door, utility cupboard with plumbing for washing machine and tumble dryer space, cloakroom with low level WC.





### FIRST FLOOR LANDING

UPVC sealed double glazed window.

### BEDROOM 1

10' 1" x 10' 0" widening to 13'1" (3.07m x 3.05m)  
Display fire surround, built in wardrobes,  
radiator, UPVC sealed double glazed window,  
wardrobe recess.

### BEDROOM 2

9' 10" x 7' 2" (3.00m x 2.18m) Built in wardrobes,  
radiator, UPVC sealed double glazed window.

### BEDROOM 3

8' 1" x 7' 7" (2.46m x 2.31m) Built in wardrobes,  
radiator, UPVC sealed double glazed window.

### BATHROOM

5' 3" x 4' 8" (1.60m x 1.42m) Three piece suite  
comprising paneled bath with shower over,  
pedestal wash hand basin and low level WC.  
radiator, UPVC sealed double glazed window,  
tiled throughout

### OUTSIDE

Off road parking to front and graveled/patio  
garden area with dwarf wall frontage. Raised  
patio area to rear with steps leading to well  
proportioned lawn area.

### VIEWING

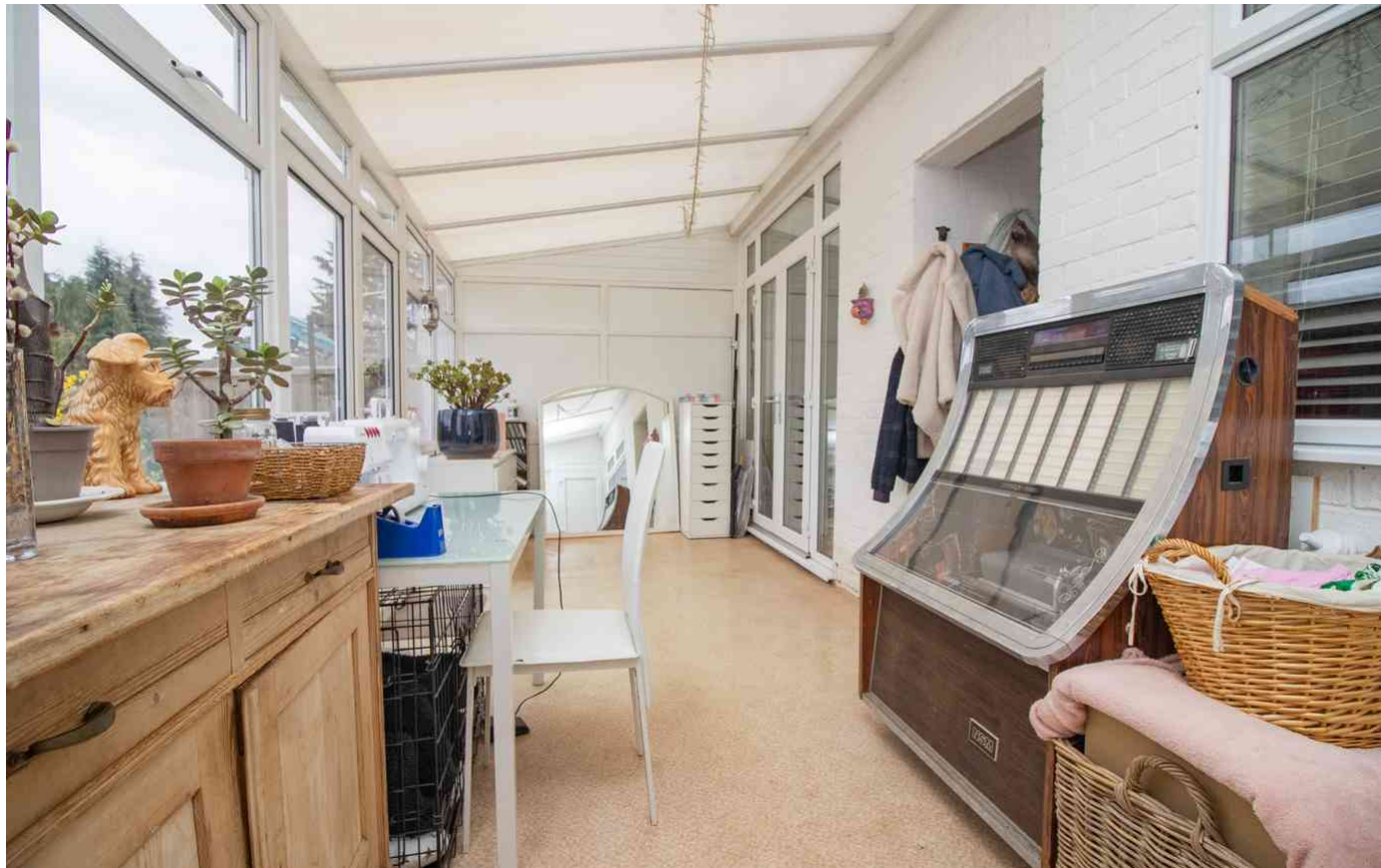
Strictly through Moore & York Ltd., who will be  
pleased to supply any further information  
required and arrange appropriate appointments.

### SERVICES

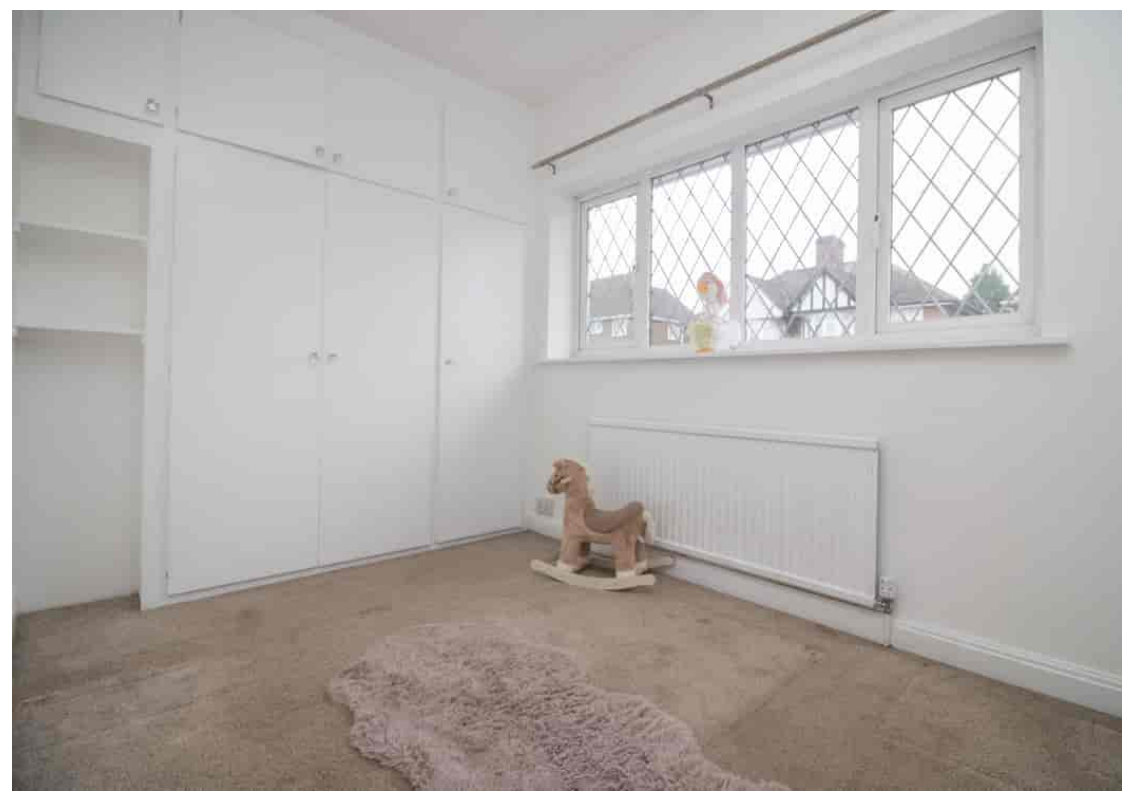
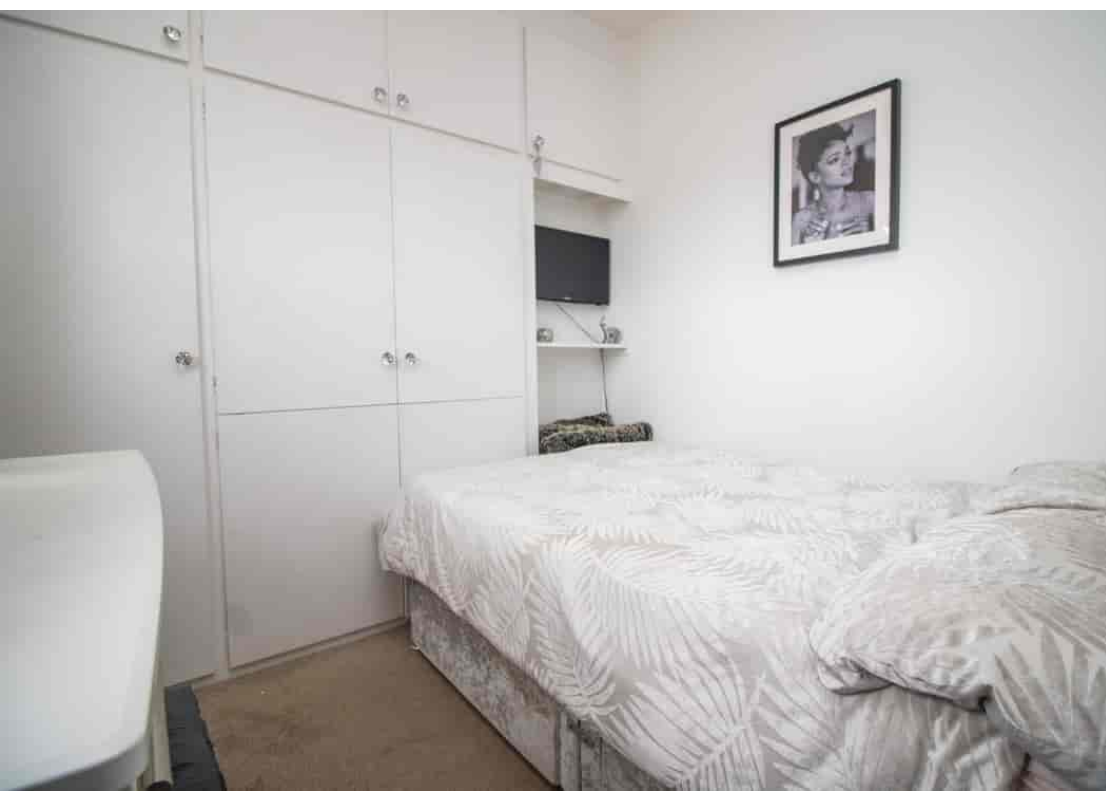
All main services are understood to be available.  
Central heating is gas-fired, electric power  
points are fitted throughout the property, and  
windows are double-glazed.

### 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.

### TENURE

Freehold

### EPC RATING

C

### COUNCIL TAX BAND

Leicester A

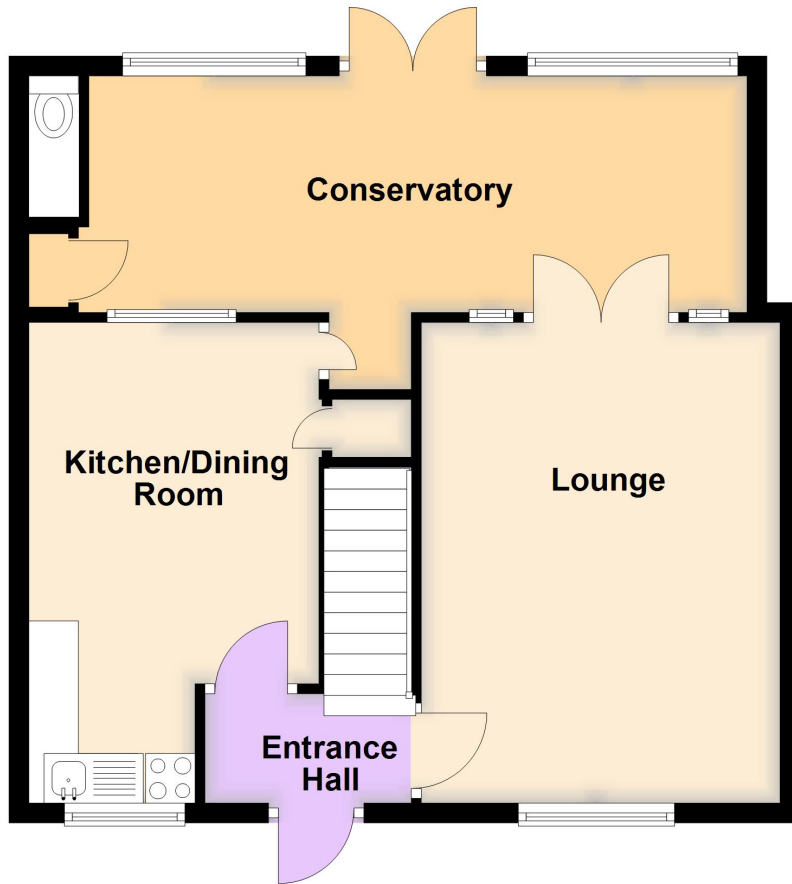
### IMPORTANT INFORMATION

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.



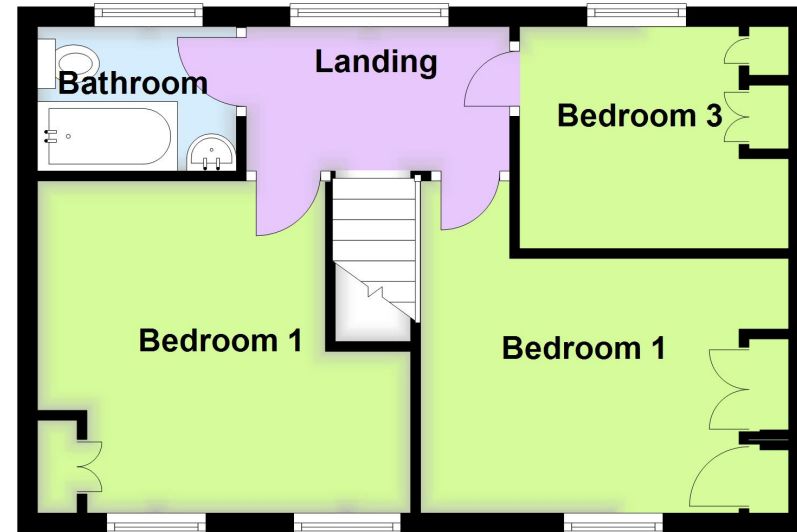
## Ground Floor

Approx. 54.7 sq. metres (589.2 sq. feet)



## First Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



Total area: approx. 91.9 sq. metres (989.3 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

