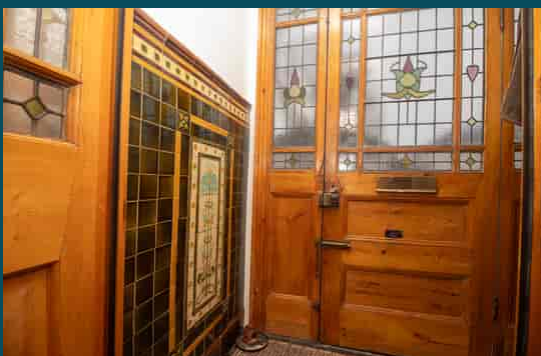




5 Imperial Avenue, Leicester LE31AG

MOORE  
& YORK





### Property at a glance:

- Spacious Character Terraced Villa Style Home
- Lounge, Dining Room & Kitchen/Breakfast Room
- Four Double Bedrooms
- Sealed Double Glazed Sash Windows & Gas Heating
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- Retaining Many Original Features
- Popular Location
- Viewing Essential

Asking Price £365,000 Freehold



Discover your perfect family home with this charming 4-bedroom terraced Villa style house, ideally situated in a sought-after neighbourhood and within a short drive of the popular Fosse Park retail centre and the M1/M69 road junction offering excellent transport links. Offering a generous amount of living space and retaining many character original features including Minton tiling, feature fire surrounds, ornate coving and stripped wooden doors throughout, this property combines classic style with modern conveniences, making it an ideal choice for a growing family or anyone seeking a comfortable and versatile living environment. Step inside to find a warm and inviting interior, briefly comprising entrance porch, entrance hall, wet room and spacious front reception room, creating a welcoming atmosphere perfect for relaxing or entertaining guests. The second reception room offers a cozy space giving you the flexibility to tailor the space to your lifestyle. The kitchen/dining room faces the rear garden. Upstairs, you'll find four comfortably sized bedrooms, all neutrally decorated to suit a variety of tastes and ready to personalise, and a four piece family bathroom. Outside, the terraced house boasts a easily maintained garden space perfect for relaxation. Don't miss out on the chance to make this wonderful house your new home. Contact us today to arrange a viewing and experience for yourself the comfort and potential that this fantastic property has to offer.

### DETAILED ACCOMMODATION

Feature leaded light glazed hardwood door with matching side panel leading to;

#### ENTRANCE PORCH

Minton tiled flooring and half walls, understairs cupboard, hardwood and leaded light door leading to;

#### ENTRANCE HALL

Minton tiled flooring, radiator, feature original stairwell with stripped and varnished balustrade.



### LOUNGE

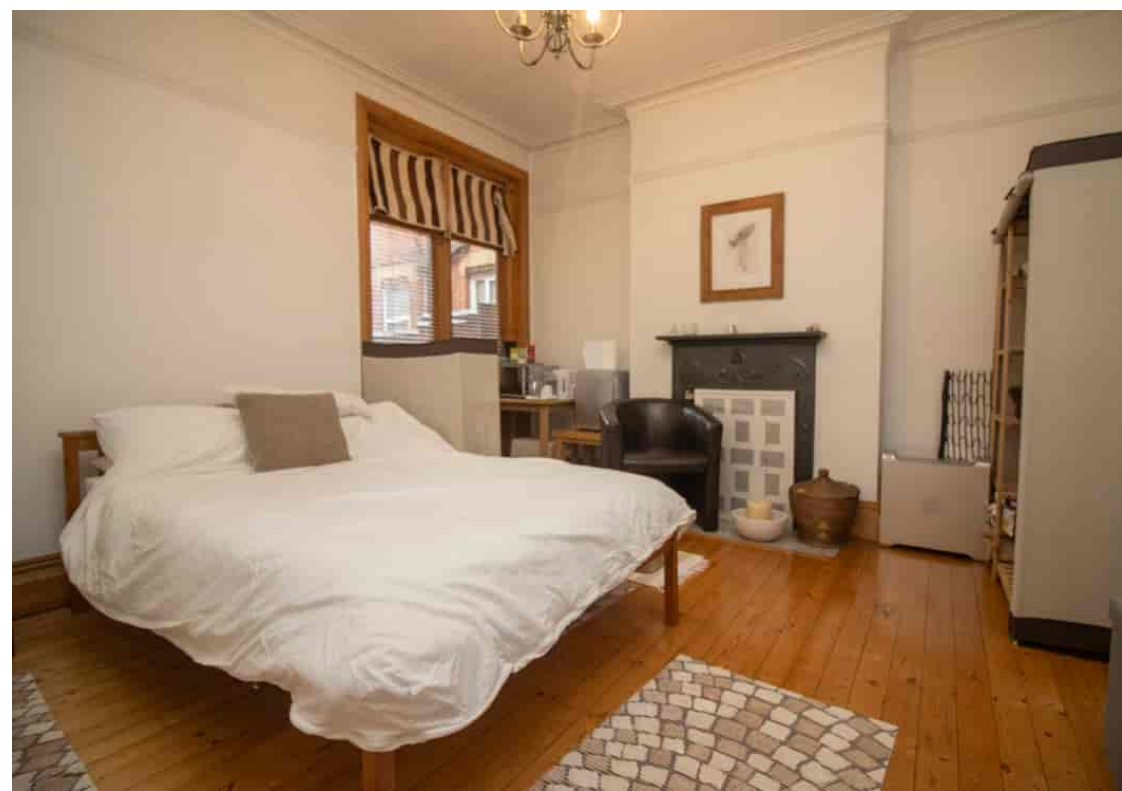
14' 10" x 10' 10" (4.52m x 3.30m) Sealed double glazed sash bay window to front aspect, radiator, feature cast iron, tiled and hardwood fire surround, ornate coving, picture rail, stripped and varnished paneled flooring, TV point.

### SITTING ROOM

13' 4" x 12' 5" (4.06m x 3.78m) Radiator, sealed double glazed hardwood French doors to rear garden, cast iron fire surround, feature display ornate coving, picture rail, stripped and varnished paneled flooring.

### WET ROOM

7' 2" x 3' 8" (2.18m x 1.12m) three piece suite comprising tiled shower area, low level WC and vanity sink, heated towel rail, sealed double glazed sash window.









## KITCHEN AREA

11' 5" x 11' 2" (3.48m x 3.40m) Fitted in a range of Cottage style hardwood units comprising double Belfast sink with mixer tap over, matching base units with work surfaces over, complementary wall mounted eye level cupboards, glazed display cabinet, curved corner unit, free standing Aga set in display recess, tiled flooring, open plan aspect to;

## DINING AREA

11' 2" x 10' 2" (3.40m x 3.10m) Stable door to side aspect, sealed double glazed hardwood French doors to garden, Victorian style radiator, corner utility space with plumbing for washing machine, central heating boiler cupboard.

## FIRST FLOOR LANDING

Feature tall leaded light picture stained window, radiator, access to loft space.

## BEDROOM 1

15' 2" x 12' 4" (4.62m x 3.76m) Cast iron and tiled fire surround, sealed double glazed hardwood sash bay window, picture rail, ornate coving.

## BEDROOM 2

14' 8" x 12' 4" (4.47m x 3.76m) Cast iron fire surround, ceiling display rosary, radiator, hardwood sealed double glazed window, radiator, stripped flooring.

## BEDROOM 3

11' 7" x 11' 3" (3.53m x 3.43m) Radiator, sealed double glazed hardwood sash window.

## BEDROOM 4

8' 2" x 7' 7" (2.49m x 2.31m) Sealed double glazed hardwood sash window, radiator.

## BATHROOM

Four piece suite comprising tiled corner Spa shower unit, free standing claw foot bath, Heritage sink unit and low level high pull flush WC, tiled throughout, sealed double glazed hardwood sash window.

## OUTSIDE

Patio forecourt garden to front, easily maintainable patio and lawn garden to rear with evergreen borders.

## VIEWING

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

## SERVICES

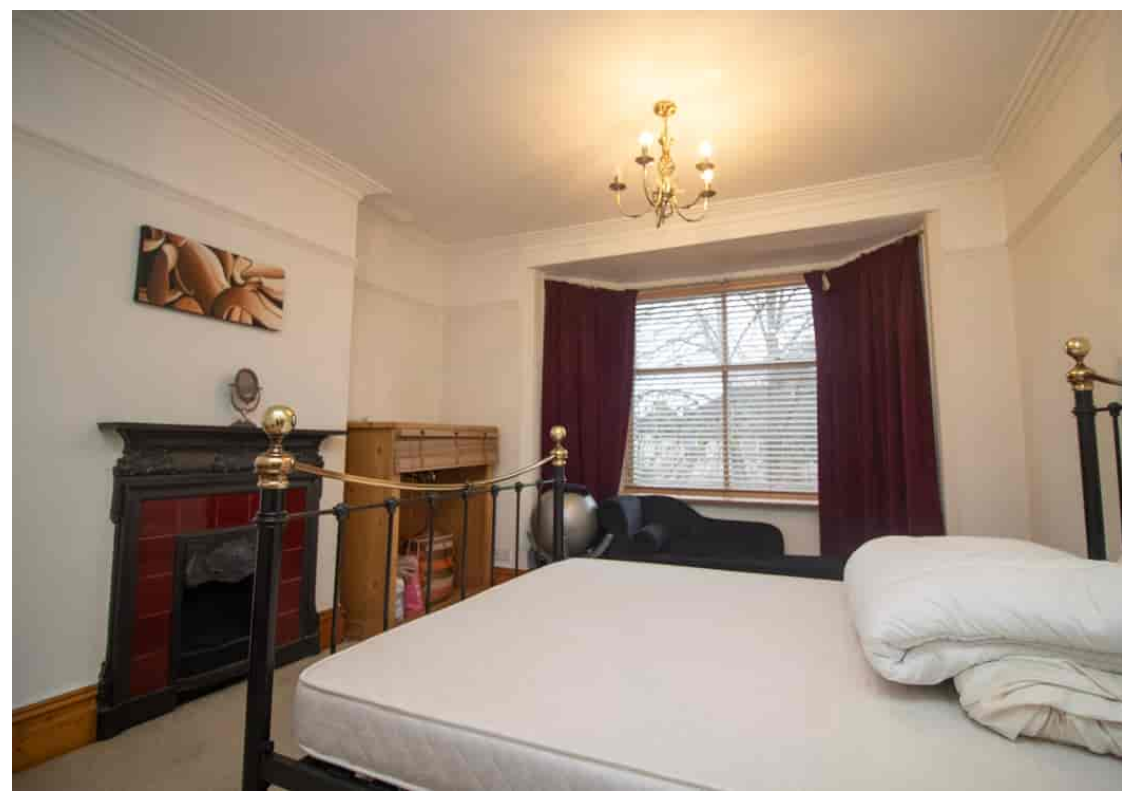
All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property.















## 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

## ANTI-MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks

## TENURE

Freehold



## EPC RATING

TBC

## COUNCIL TAX BAND

Leicester C

## 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.

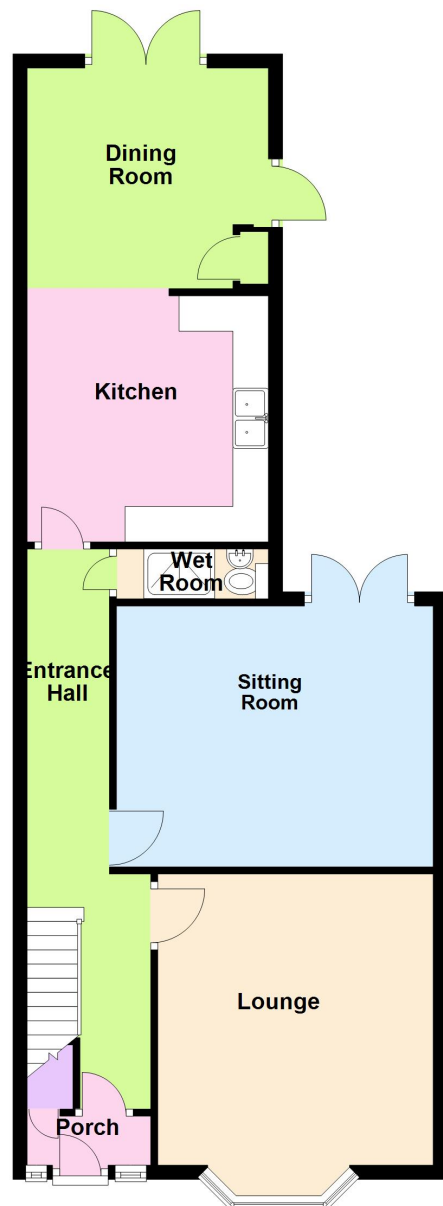


## IMPORTANT INFORMATION

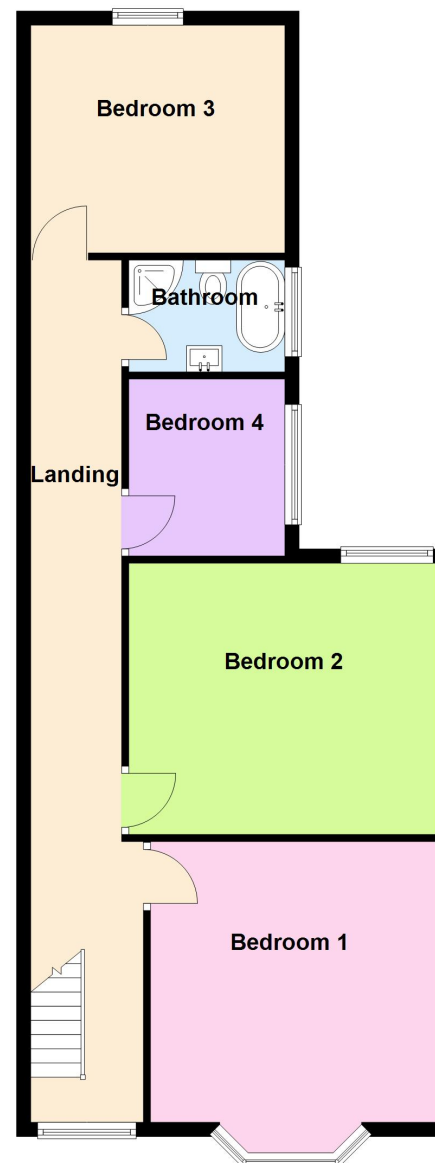
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.



**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

