



30 Evesham Road, Leicester
£320,000

MOORE
& YORK



30 Evesham Road

Leicester, Leicester

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious Established Detached Home
- Lounge & Dining Kitchen
- Short Drive Fosse Shopping Park & M1/M69 Road Junction
- Gas Central Heating & D\G
- Four Bedrooms & Shower Room
- No Onward Chain
- Integral Garage & Off-Road Parking
- Ideal For Growing Family



DETAILED ACCOMMODATION

UPVC sealed double glazed wood stained style leaded light picture stained door leading to;

RECEPTION ROOM

9' 10" x 7' 10" (3.00m x 2.39m)

Radiator, wood stained style UPVC sealed double glazed side panels to front door.

CLOAKROOM

Low level WC and wash hand basin, tiled splash backs, wood stained style UPVC sealed double glazed window.

INNER HALLWAY

KITCHEN/DINING ROOM

14' 3" x 9' 9" (4.34m x 2.97m)

Comprising one and a half bowl 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, plumbing for washing machine, fridge/freezer space, radiator, wood stained style UPVC sealed double glazed window, tiled splash backs, tiled flooring.

LOUNGE

13' 5" x 12' 11" (4.09m x 3.94m)

Radiator, TV point, sealed double glazed sliding patio door to rear garden.

FIRST FLOOR LANDING

Wood stained style UPVC sealed double glazed window.

BEDROOM 1

12' 11" x 12' 11" (3.94m x 3.94m)

Radiator, wood stained style UPVC sealed double glazed window.

BEDROOM 2

12' 11" x 11' 5" (3.94m x 3.48m)

Radiator, wood stained style UPVC sealed double





DETAILED ACCOMMODATION

UPVC sealed double glazed wood stained style leaded light picture stained door leading to;

RECEPTION ROOM

9' 10" x 7' 10" (3.00m x 2.39m)

Radiator, wood stained style UPVC sealed double glazed side panels to front door.

CLOAKROOM

Low level WC and wash hand basin, tiled splash backs, wood stained style UPVC sealed double glazed window.

INNER HALLWAY

KITCHEN/DINING ROOM

14' 3" x 9' 9" (4.34m x 2.97m)

Comprising one and a half bowl 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, plumbing for washing machine, fridge/freezer space, radiator, wood stained style UPVC sealed double glazed window, tiled splash backs, tiled flooring.

LOUNGE

13' 5" x 12' 11" (4.09m x 3.94m)

Radiator, TV point, sealed double glazed sliding patio door to rear garden.

FIRST FLOOR LANDING

Wood stained style UPVC sealed double glazed window.

BEDROOM 1

12' 11" x 12' 11" (3.94m x 3.94m)

Radiator, wood stained style UPVC sealed double glazed window.

BEDROOM 2

12' 11" x 11' 5" (3.94m x 3.48m)

Radiator, wood stained style UPVC sealed double







REAR GARDEN

Easily maintainable patio private garden to rear

GARAGE

Single Garage

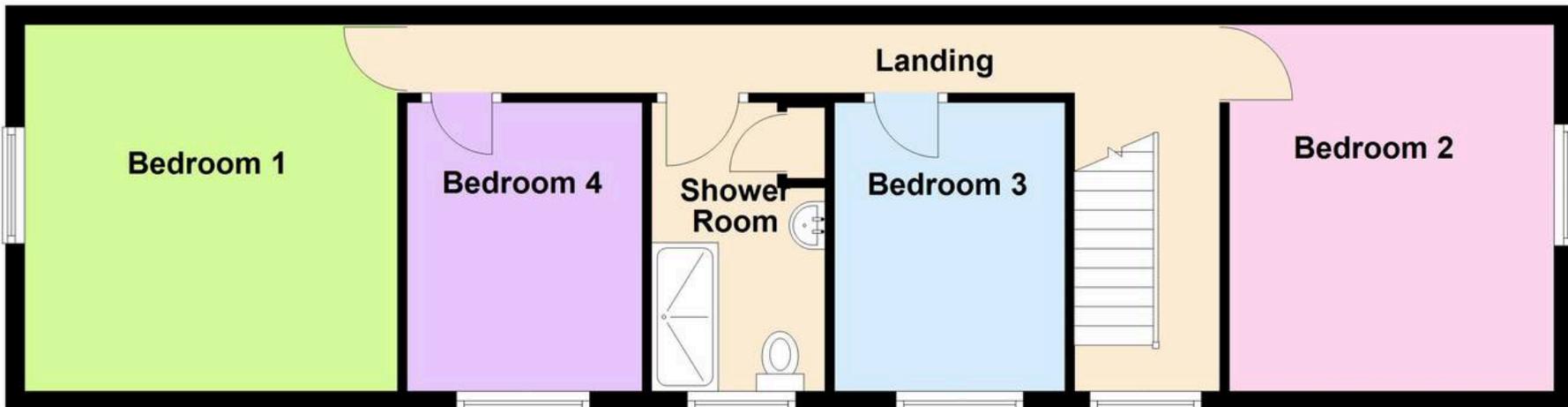
Integral garage to front with up and over door power and light.



Ground Floor



First Floor





Moore & York

61 Granby Street, Leicester - LE1 6FB

0116 2558666

sales@mooreandyork.co.uk

www.mooreandyork.co.uk

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.