



40 King Street, Enderby  
£155,000

MOORE  
& YORK



## 40 King Street

Enderby, Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Victorian Mid Terrace
- Popular Village Location
- Two Double Bedrooms
- Gas Central Heating & Double Glazing
- No Upward Chain





### Detailed Accommodation

Hardwood and glazed door leading to;

### Lounge/Dining Room

27' 4" x 10' 10" (8.33m x 3.30m)

Central stairwell leading to first floor accommodation, double glazed window to front and rear aspect, radiators, TV point.

### Kitchen

13' 6" x 5' 11" (4.12m x 1.80m)

Comprising sink unit with cupboard 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 ceramic hob, UPVC sealed double glazed window, door to rear garden, tiled splash backs, tiled flooring.

### First Floor Landing

Access to loft space.

### Bedroom 1

12' 5" x 11' 1" (3.79m x 3.38m)

Radiator, UPVC sealed double glazed window, over stairs cupboard

### Bedroom 2

12' 7" x 9' 5" (3.84m x 2.87m)

Double radiator, UPVC sealed double glazed window.

### Bathroom

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window, airing cupboard housing central heating boiler.

### Services

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

### Viewing

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





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#### GARDEN

Patio and lawn garden to rear.

#### ON STREET

1 Parking Space

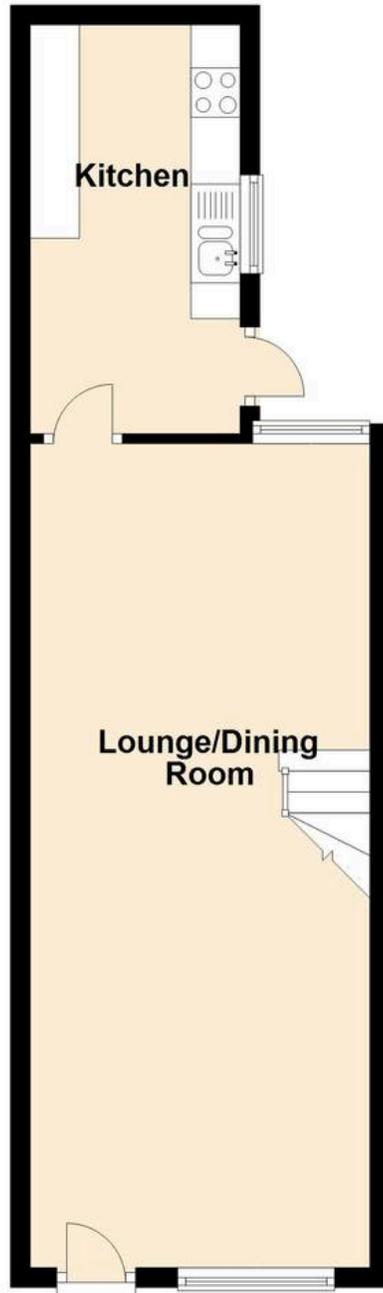
Parking is On-Street only.





### Ground Floor

Approx. 37.8 sq. metres (407.4 sq. feet)



### First Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



Total area: approx. 71.9 sq. metres (774.2 sq. feet)



## Moore & York

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