



10 King Street, Enderby  
£175,000

MOORE  
& YORK



## 10 King Street

Enderby, Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Victorian Terrace
- Gas Central Heating & Double Glazing
- Two Double Bedrooms
- Two Receptions Rooms
- Garden To Rear
- Popular Village Location





### Detailed Accommodation

Hardwood door leading to

### Dining Room

11' 11" x 10' 0" (3.63m x 3.05m)

Sealed double glazed window, radiator, shelved glazed alcove cupboards, traditional tiled and cast iron fire surround, laminate flooring

### Lounge

14' 10" x 11' 1" (4.52m x 3.38m)

Stairs leading to first floor accommodation, radiator, door to rear garden, fitted cupboard.

### Kitchen

13' 1" x 5' 7" (3.99m x 1.70m)

Comprising sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and five piece gas hob with extractor fan over, tiled floor, door to rear garden, sealed double glazed window

### First Floor Landing

### Bedroom 1

12' 0" x 12' 8" (3.66m x 3.86m)

Radiator, sealed double glazed window, built in cupboards

### Bedroom 2

12' 0" x 9' 5" (3.66m x 2.87m)

Radiator, sealed double glazed window.

### Bathroom

Three piece suite comprising paneled bath, Victorian style vanity sink unit and low level WC, wall mounted gas 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





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#### GARDEN

Covered seated decking area leading to garden area.

#### ON STREET

1 Parking Space

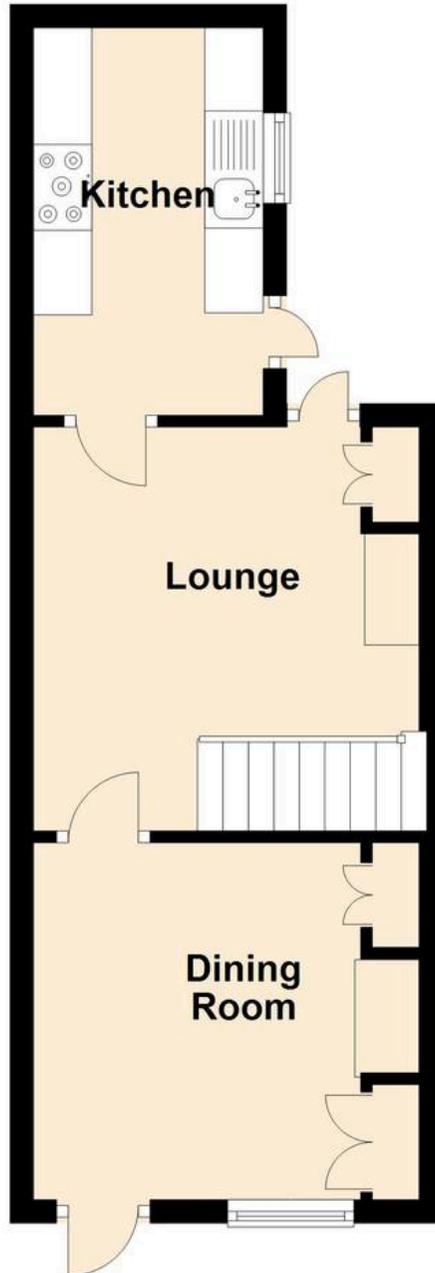
Only On-Street parking is available.





## Ground Floor

Approx. 28.4 sq. metres (305.7 sq. feet)



## First Floor

Approx. 27.4 sq. metres (294.9 sq. feet)



Total area: approx. 55.8 sq. metres (600.6 sq. feet)



## Moore & York

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