



7 Tristram Close, Leicester Forest East
£239,950

MOORE
& YORK



7 Tristram Close

Leicester Forest East, Leicester

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Modern Semi Detached House
- South After Residential Development
- Three Bedrooms & Bathroom
- Lounge & Kitchen/Diner
- Gas Central Heating & D/G
- No Upward Sales Chain
- Ideal First Time Buy



Detailed Accommodation

Hardwood and glazed door leading to;

Entrance Hall

Stairs leading to first floor accommodation, radiator.

Lounge

15' 8" x 10' 4" (4.78m x 3.15m)

Radiator, sealed double glazed window, TV point.

Kitchen/Diner

13' 8" x 10' 4" (4.17m x 3.15m)

Comprising sink unit with cupboards under, matching 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, plumbing for washing machine, radiator, sealed double glazed window, under stairs cupboard, door to rear garden.

First Floor Landing

Access to loft space, airing cupboard.

Bedroom 1

13' 8" x 9' 2" (4.17m x 2.79m)

Radiator, sealed double glazed window with open aspect view.

Bedroom 2

9' 11" x 6' 4" (3.02m x 1.93m)

Radiator, sealed double glazed window

Bedroom 3

7' 0" x 7' 0" (2.13m x 2.13m)

Radiator, sealed double glazed window

Bathroom

6' 2" x 5' 8" (1.88m x 1.73m)

Three piece suite comprising paneled bat, pedestal wash hand basin and low level WC, radiator, sealed double glazed window

Outside

Open plan lawns to front with side driveway providing ample parking. Private rear garden comprising patio





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GARDEN

Private rear garden comprising patio and lawns with evergreen borders, gated access to side.

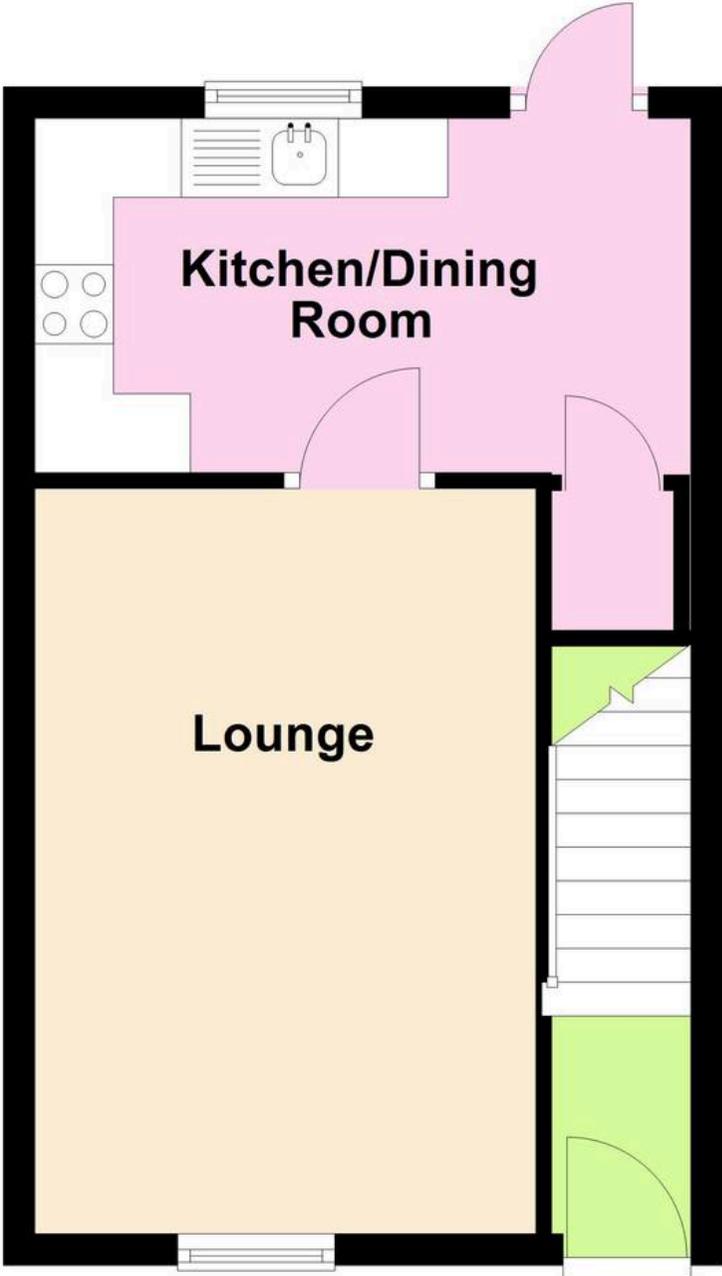
DRIVEWAY

1 Parking Space

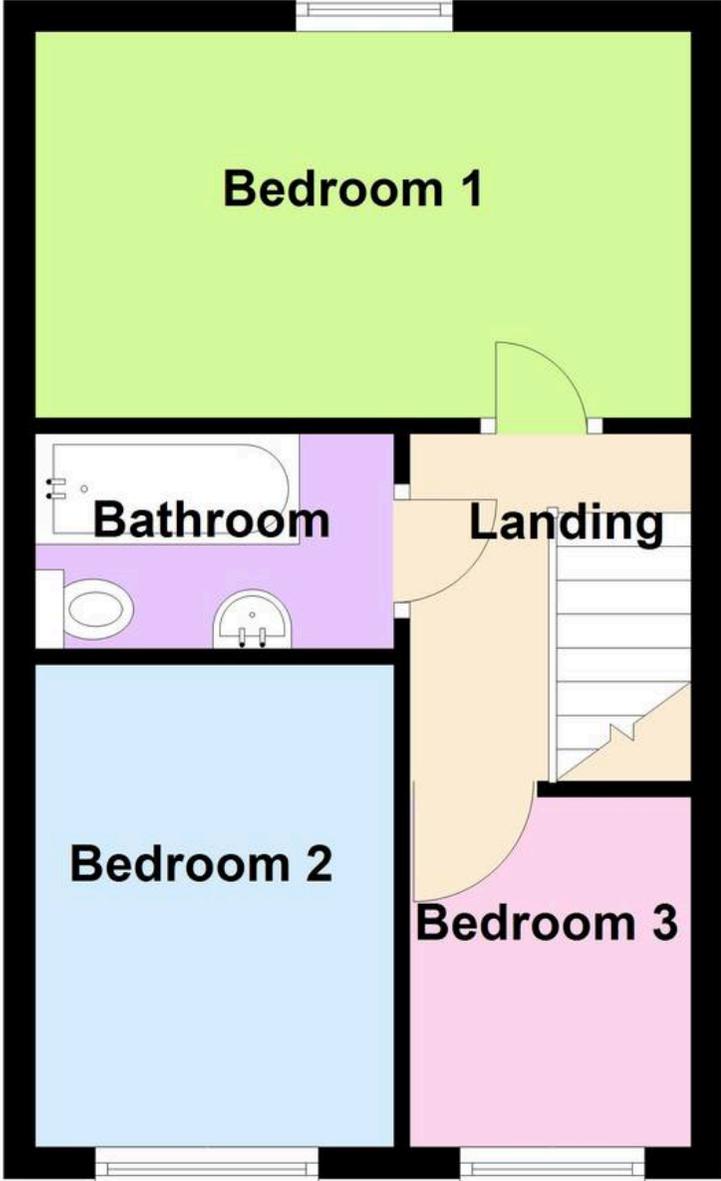
Side driveway providing ample parking.



Ground Floor



First Floor





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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.