



24 Avon Road, Leicester

Leicester

£220,000



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Leicester

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Established Bay Window Semi-Detached Home
- Three Bedrooms & Bathroom
- No Onward Chain
- Easy Access Local Facilities
- Short Drive Popular Fosse Park Retail Centre & M1/M69 Road Junction
- Lounge/Dining Room & Kitchen
- Updating Required Throughout
- Excellent Potential



DETAILED ACCOMODATION

Hardwood and glazed door with matching side panel and arched storm canopy over leading to:

ENTRANCE HALL

Stairs leading to first floor accommodation, radiator, fitted cupboard, under stairs cupboard.

LOUNGE/DINING ROOM

27' 10" x 11' 6" (8.48m x 3.50m)

UPVC sealed double glazed circular bay window to front aspect, bay radiator, wall mounted gas fires, sliding patio door to rear garden, bi-fold divider glazed door.

KITCHEN

8' 10" x 6' 3" (2.69m x 1.91m)

Sink unit with cupboards under, UPVC sealed double glazed window, door to rear garden, radiator.

FIRST FLOOR LANDING

UPVC sealed double glazed window.

BEDROOM 1

12' 10" x 11' 5" (3.91m x 3.48m)

Radiator, UPVC sealed double glazed window, boiler cupboard.

BEDROOM 2

14' 5" x 9' 11" (4.39m x 3.02m)

Fitted wardrobe, radiator, UPVC sealed double glazed circular bay window

BEDROOM 3

8' 10" x 8' 1" (2.69m x 2.46m)

Radiator, UPVC sealed double glazed window.

BATHROOM

6' 5" x 6' 5" (1.96m x 1.96m)

Three piece suite comprising panelled bath, wash hand basin and low level WC, access to loft space, radiator/towel rail

OUTSIDE

Block paved parking to front and gravel garden area.





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Block paved parking to front and gravel garden area. Covered flagstone patio to rear leading to further patio and lawns.

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

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.

Garden

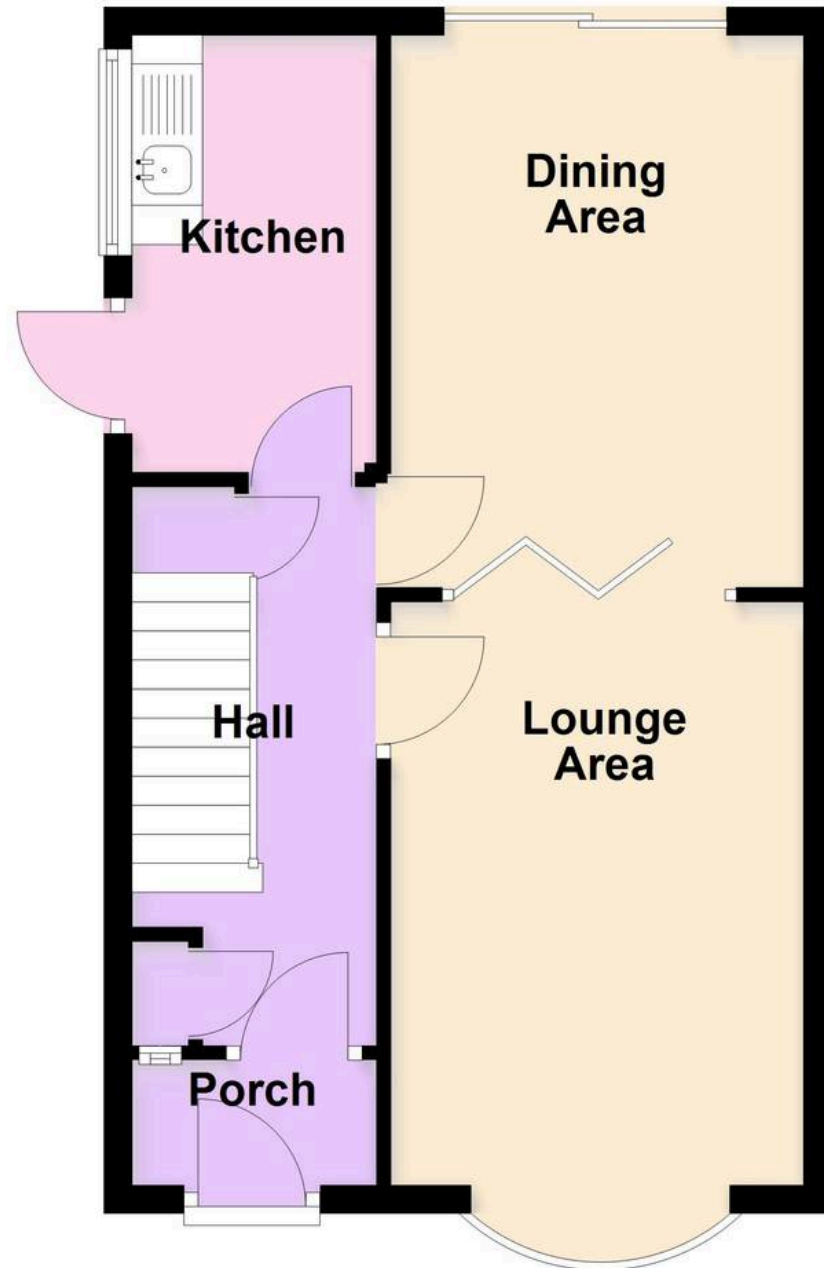
OFF STREET

1 Parking Space

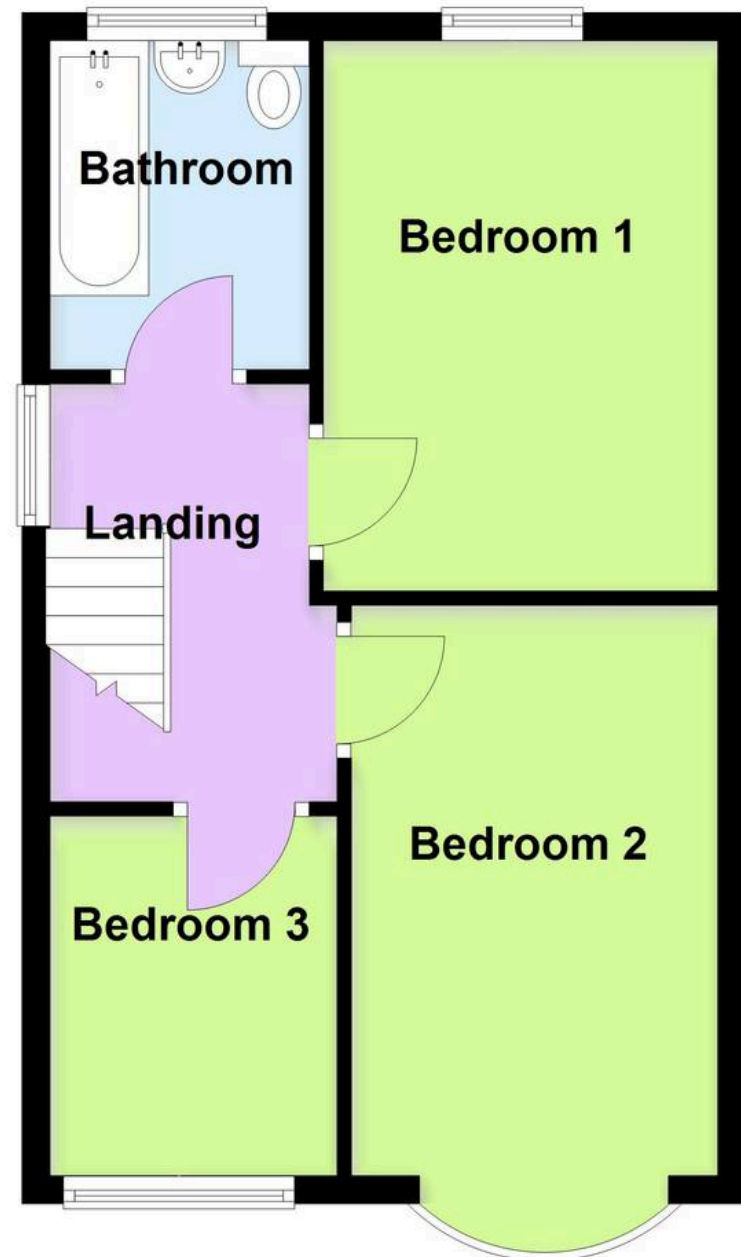


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor



First Floor





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