



22 Cavendish Road, Leicester

Guide Price £295,000

MOORE
& YORK



22 Cavendish Road

Leicester, Leicester

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious Character Villa Style Home
- Flexible Accommodation
- Self Contained Basement Unit Ideal For Granny/Teenager Annexe
- Four Bedrooms, Shower Room & Bathroom
- Recently Re-Decorated & New Carpets Throughout
- No Onward Chain
- Gas Heating & Double Glazing
- Short Drive Popular Fosse Park Retail & M1/M69 Road Junction
- Two Receptions & Two Kitchens



DETAILED ACCOMMODATION

Hardwood door leading to;

ENTRANCE HALL

Radiator, ornate coving, picture rail, stairs leading to first floor accommodation, stairs leading to basement.

LOUNGE

15' 0" x 12' 2" (4.57m x 3.71m)

Radiator, ornate coving, picture rail, bay window to front aspect, archway leading to;

DINING ROOM

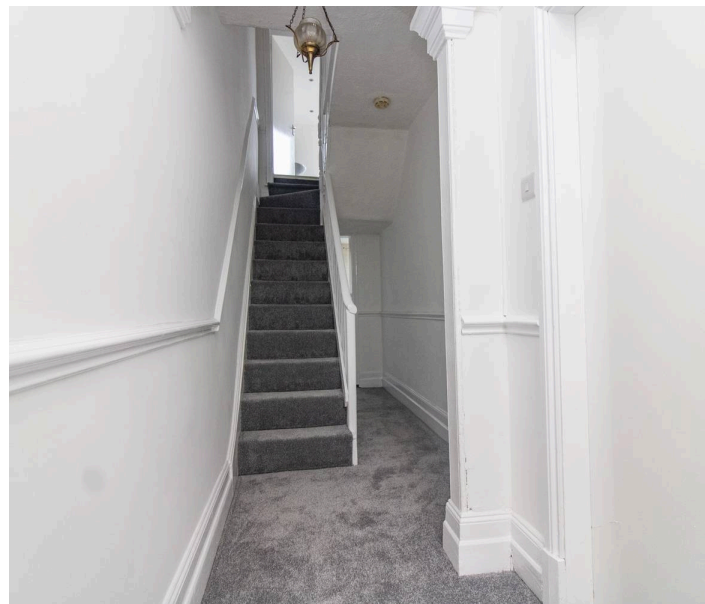
11' 10" x 11' 0" (3.61m x 3.35m)

Radiator, UPVC sealed double glazed window, picture rail.

KITCHEN

13' 6" x 7' 2" (4.11m x 2.18m)

Comprising one and a half bowl sink unit drawers and cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementing wall mounted eye level cupboards, wall mounted gas boiler, tiled splash throughout, fuel aspect UPVC sealed double glazed windows, plumbing for washing machine



BASEMENT

Hallway, walk in storage room

BEDROOM/LIVING ROOM

15' 0" x 12' 6" (4.57m x 3.81m)

UPVC sealed double glazed bay window, radiator.

BEDROOM/LIVING ROOM

12' 2" x 10' 7" (3.71m x 3.23m)

Radiator, UPVC sealed double glazed window.

KITCHEN

10' 0" x 7' 6" (3.05m x 2.29m)

Comprising single drainer sink unit, cupboards under, matching base units work surfaces over, drawers and cupboards under, complementing wall mounted eye level cupboards, tiled splash backs, UPVC sealed double glazed window and door to rear garden,



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REAR GARDEN

Patio rear garden

ON STREET

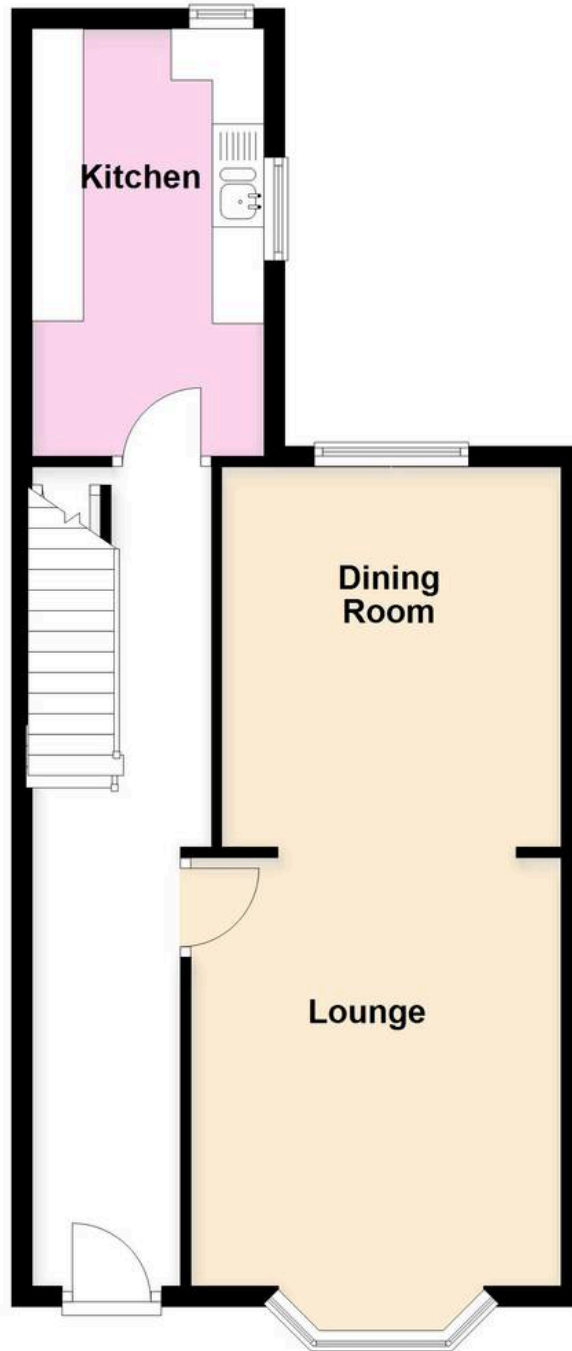
1 Parking Space



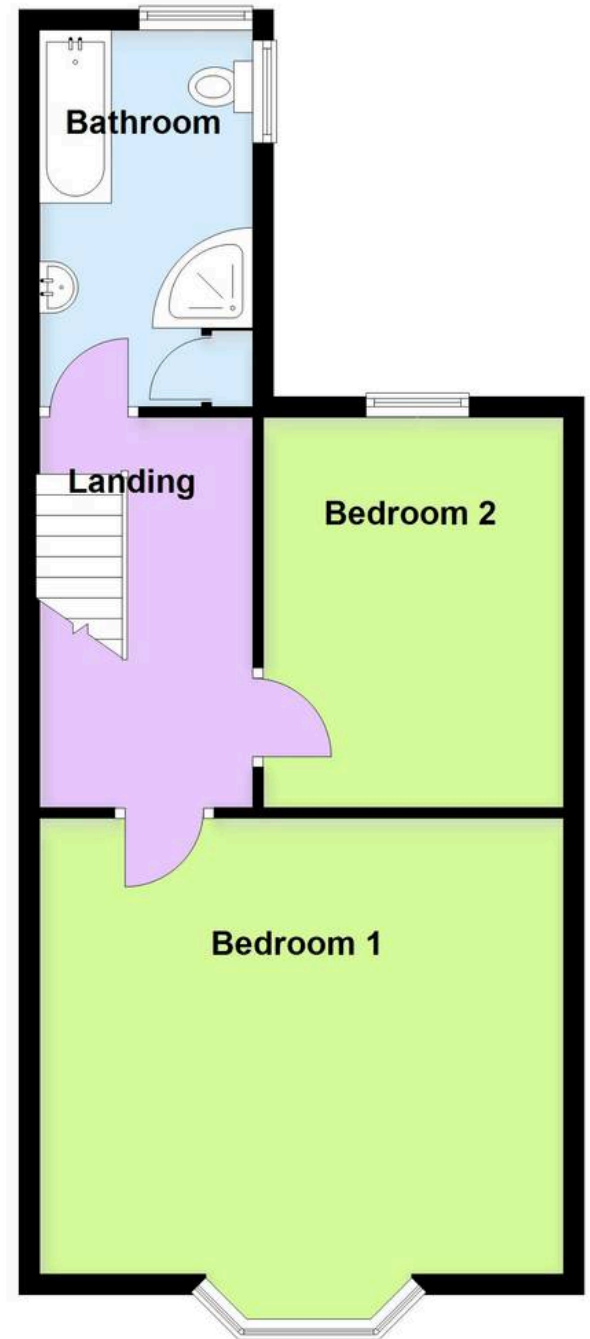
Basement



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.