



330 Narborough Road, Leicester

Offers Over £195,000

MOORE
& YORK



330 Narborough Road

Leicester, Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

- Bay Window End Terraced Home
- Lounge, Dining Room & Modern Kitchen
- Two Double Bedrooms & Modern Bathroom
- Gas Heating & Double Glazing
- Short Drive Popular Fosse Park & M1/M69 Junction
- No Onward Chain
- Ideal First Time And Investment Buy



DETAILED ACCOMODATION

Hardwood door leading to;

LOUNGE

13' 11" x 12' 2" (4.24m x 3.71m)

UPVC sealed double glazed bay window to front aspect, radiator, meters cupboard.

INNER LOBBY

Understairs storage cupboard.

DINING ROOM

12' 2" x 11' 7" (3.71m x 3.53m)

Radiator, UPVC sealed double glazed window, enclosed stairs to first floor accommodation.

OUTER LOBBY

UPVC door to rear aspect.

KITCHEN

9' 1" x 5' 10" (2.77m x 1.78m)

Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, tiled splash backs, built in oven and four piece ceramic hob with extractor fan over set in display hood, plumbing for washing machine, UPVC sealed double glazed window

FIRST FLOOR LANDING

BEDROOM 1

12' 2" x 11' 10" (3.71m x 3.61m)

UPVC sealed double glazed bay window, radiator.

BEDROOM 2

11' 10" x 9' 4" (3.61m x 2.85m)

Radiator, UPVC sealed double glazed window.

BATHROOM

13' 0" x 6' 1" (3.96m x 1.85m)

Three piece suite comprising paneled bath with natural rainwater shower over, Vanity sink unit and low level WC, boiler cupboard, large tiled splash backs, heated towel rail, UPVC sealed double glazed window.





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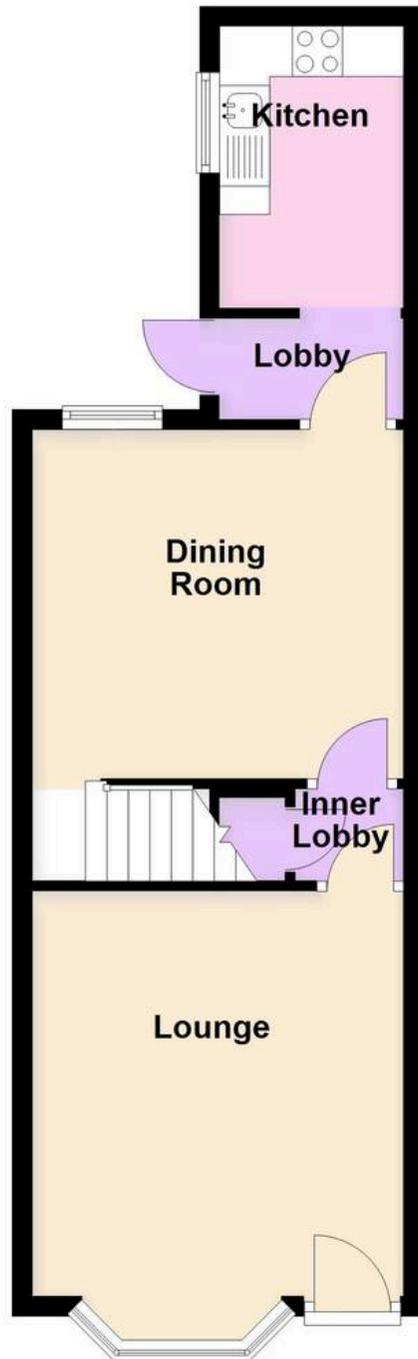
REAR GARDEN

ON STREET

1 Parking Space



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.