



409 St. Saviours Road, Leicester
£245,000

MOORE
& YORK



409 St. Saviours Road

Leicester, Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- VICTORIAN TERRACED HOME
- DINING ROOM, LOUNGE & KITCHEN
- TWO DOUBLE BEDROOMS & BATHROOM
- GAS HEATING & DOUBLE GLAZING
- WALKING DISTANCE LOCAL FACILITIES & PLACES OF WORSHIP
- NO ONWARD CHAIN
- POPULAR LOCATION



DETAILED ACCOMODATION

UPVC door leading to;

LOUNGE

11' 7" x 11' 6" (3.53m x 3.50m)

Radiator, UPVC sealed double glazed window, spotlights, meters cupboard.

DINING ROOM

11' 7" x 11' 6" (3.53m x 3.51m)

Enclosed stairs leading to first floor accommodation, UPVC sealed double glazed window, under stairs storage cupboard, spotlights, TV point.

KITCHEN

12' 11" x 6' 6" (3.94m x 1.98m)

Comprising single drainer 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 set in stainless steel hood, UPVC sealed double glazed window, plumbing for washing machine, tiled splash backs, spotlights, door to rear garden.

FIRST FLOOR LANDING

BEDROOM 1

13' 3" x 11' 6" (4.04m x 3.50m)

Radiator, UPVC sealed double glazed window.

BEDROOM 2

11' 6" x 11' 5" (3.50m x 3.48m)

Radiator, UPVC sealed double glazed window, over stairs cupboard.

BATHROOM

12' 1" x 6' 6" (3.68m x 1.98m)

Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, tiled splash backs, UPVC sealed double glazed window, boiler cupboard, radiator, spotlights.

OUTSIDE

Patio and graveled garden to rear. Having two brick





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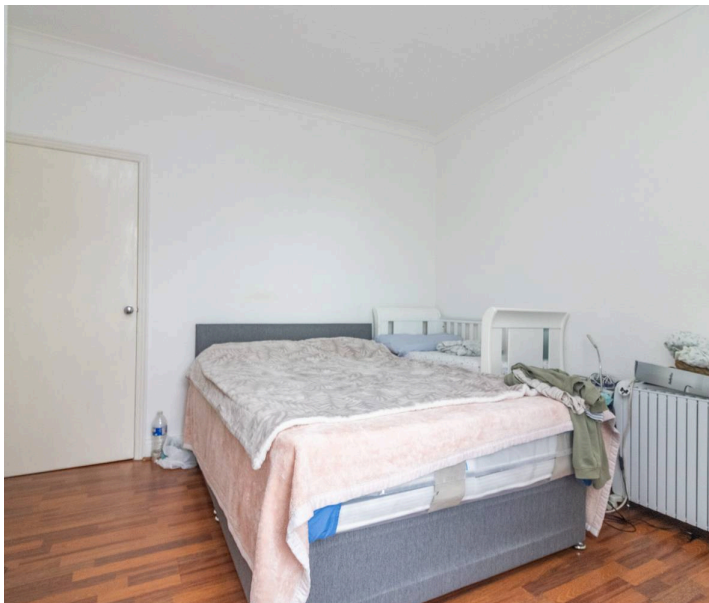
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





REAR GARDEN

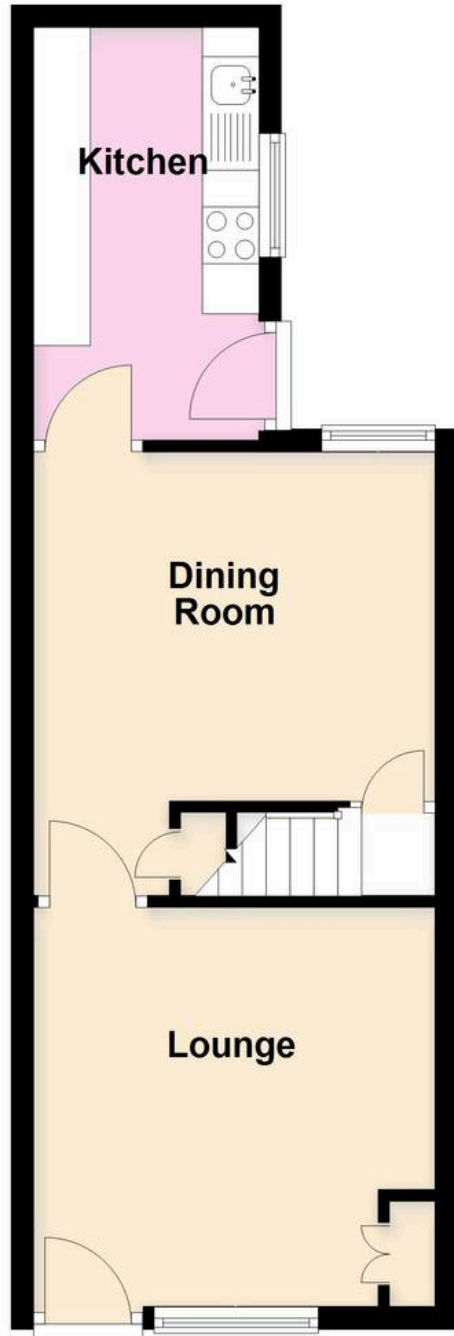
Wall re done and new garden gate

ON STREET

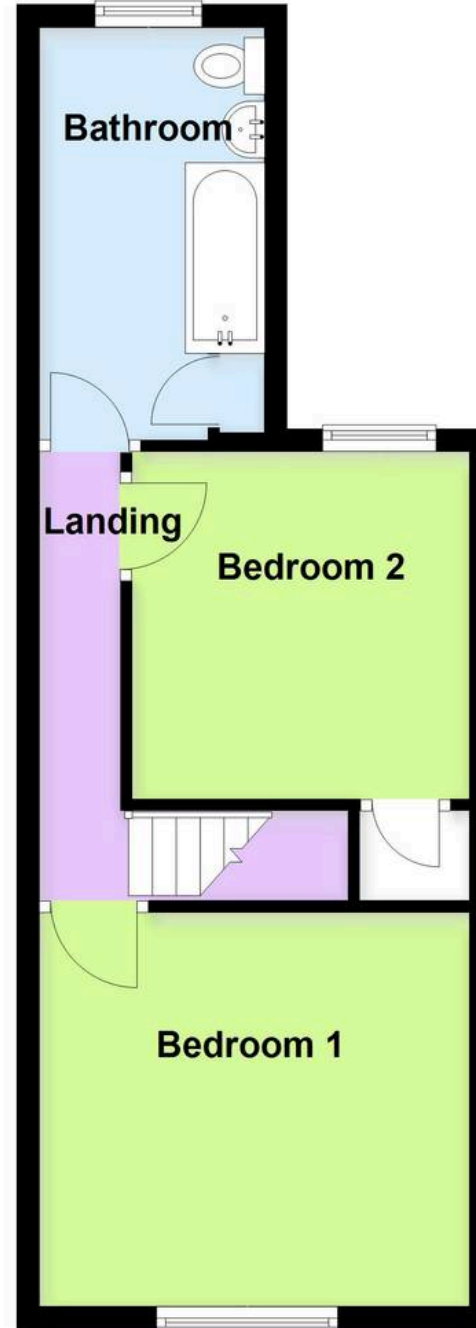
1 Parking Space



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.