



39 Fern Close, Thurnby  
£175,000

MOORE  
& YORK



## 39 Fern Close

Thurnby, Leicester

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- OVER 55's SEMI DETACHED HOME
- EASY ACCESS LOCAL FACILITIES
- LOUNGE & KITCHEN/DINING ROOM
- TWO BEDROOMS & BATHROOM
- GAS HEATING & DOUBLE GLAZING
- COMMUNAL PARKING
- EASY ACCESS ROAD LINKS
- NO ONWARD CHAIN
- EASILY MAINTAINABLE REAR GARDEN



#### **DETAILED ACCOMMODATION**

UPVC door with matching side panel leading to;

#### **ENTRANCE HALL**

Hardwood and glazed door leading to;

#### **LOUNGE**

14' 7" x 13' 10" (4.45m x 4.22m)

Open tread stairs leading to first floor accommodation, display fireplace and surround, radiator, dual aspect UPVC sealed double glazed windows.

#### **KITCHEN/DINING ROOM**

14' 7" x 8' 6" (4.45m x 2.59m)

Comprising sink unit with draw and cupboard under, matching base units with work surfaces over, drawers and cupboards under, complementing wall mounted eye level cupboards, plumbing for washing machine, radiator, wall mounted gas boiler, UPVC sealed double glazed window, UPVC sealed double glazed French doors to rear garden

#### **FIRST FLOOR LANDING**

Access to loft space, airing cupboard.

#### **BEDROOM 1**

11' 4" x 10' 9" (3.45m x 3.28m)

Radiator, UPVC sealed double glazed window, wardrobe recess.

#### **BEDROOM 2**

11' 4" x 7' 4" (3.45m x 2.24m)

Radiator, UPVC sealed double glazed window.

#### **BATHROOM**

7' 0" x 5' 6" (2.13m x 1.68m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

#### **OUTSIDE**

Easily maintainable garden to rear, communal parking





#### **DETAILED ACCOMMODATION**

UPVC door with matching side panel leading to;

#### **ENTRANCE HALL**

Hardwood and glazed door leading to;

#### **LOUNGE**

14' 7" x 13' 10" (4.45m x 4.22m)

Open tread stairs leading to first floor accommodation, display fireplace and surround, radiator, dual aspect UPVC sealed double glazed windows.

#### **KITCHEN/DINING ROOM**

14' 7" x 8' 6" (4.45m x 2.59m)

Comprising sink unit with draw and cupboard under, matching base units with work surfaces over, drawers and cupboards under, complementing wall mounted eye level cupboards, plumbing for washing machine, radiator, wall mounted gas boiler, UPVC sealed double glazed window, UPVC sealed double glazed French doors to rear garden

#### **FIRST FLOOR LANDING**

Access to loft space, airing cupboard.

#### **BEDROOM 1**

11' 4" x 10' 9" (3.45m x 3.28m)

Radiator, UPVC sealed double glazed window, wardrobe recess.

#### **BEDROOM 2**

11' 4" x 7' 4" (3.45m x 2.24m)

Radiator, UPVC sealed double glazed window.

#### **BATHROOM**

7' 0" x 5' 6" (2.13m x 1.68m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

#### **OUTSIDE**

Easily maintainable garden to rear, communal parking







**REAR GARDEN**


**OFF STREET**

1 Parking Space

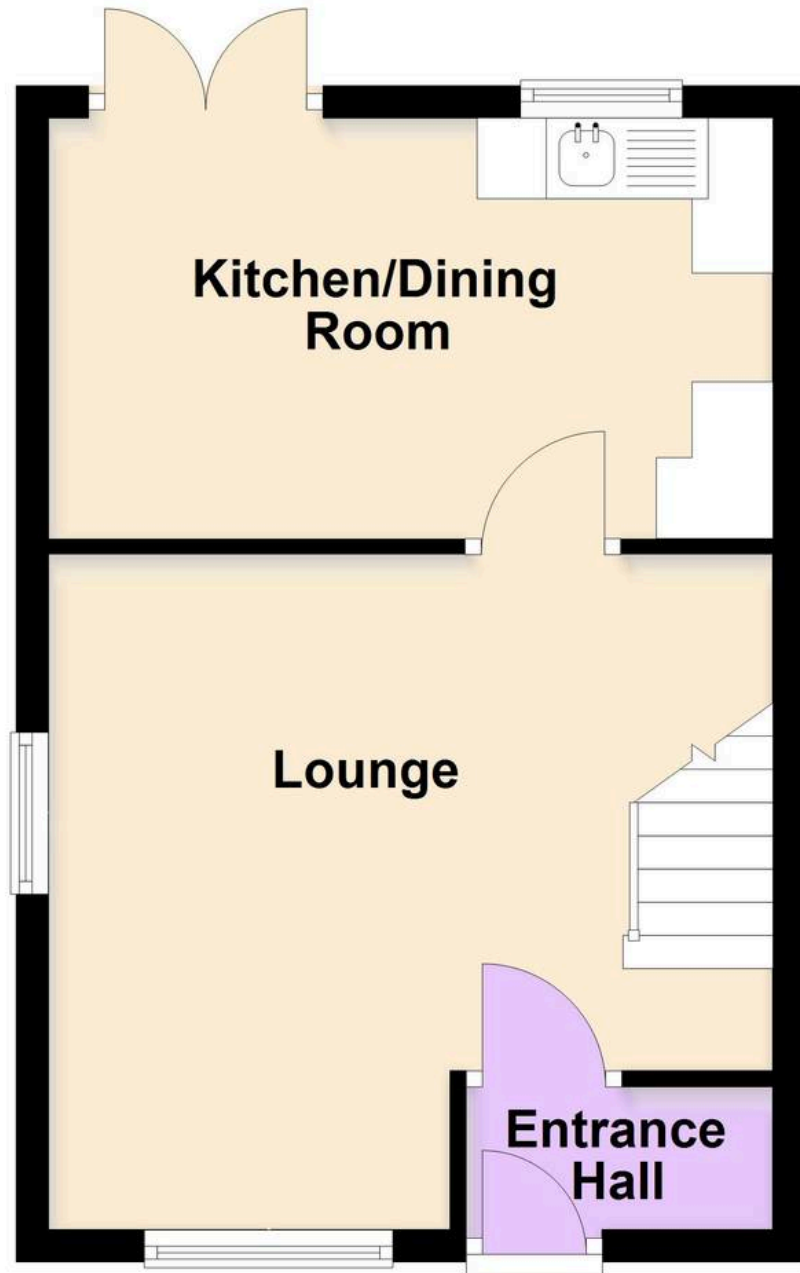
Communal Parking



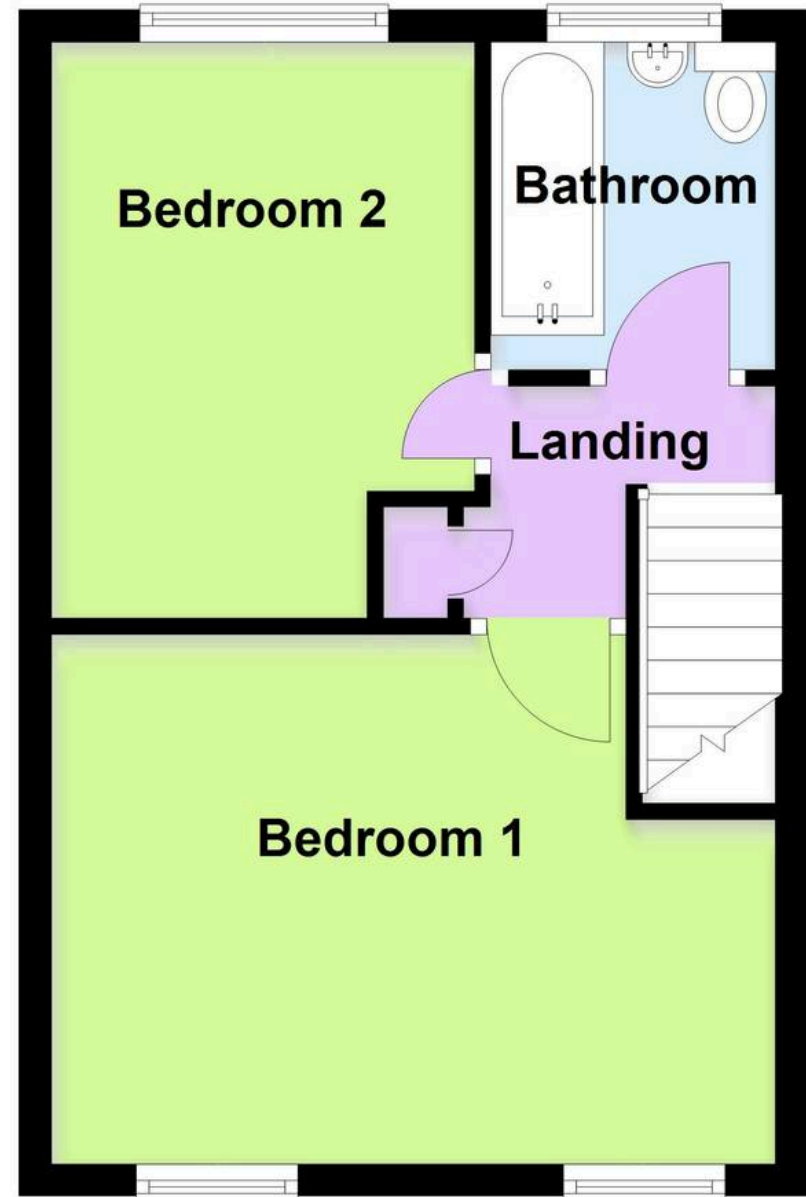
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

## Ground Floor



## First Floor





## Moore & York

61 Granby Street, Leicester - LE1 6FB

0116 2558666

[sales@mooreandyork.co.uk](mailto:sales@mooreandyork.co.uk)

[www.mooreandyork.co.uk](http://www.mooreandyork.co.uk)

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.