



140 Hallam Crescent East, Leicester
£200,000

MOORE
& YORK



140 Hallam Crescent East

Leicester, Leicester

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- EXTENDED END TOWN HOUSE
- UPDATING REQUIRED THROUGHOUT
- EXCELLENT POTENTIAL
- LOUNGE, DINING ROOM & KITCHEN
- DOWNTAIRS WET ROOM & UPSTAIRS BATHROOM
- THREE BEDROOMS
- GOOD SIZED REAR GARDEN WITH FEATURE DECKING
- NO ONWARD CHAIN
- SHORT DRIVE FOSSE PAR RETAIL CENTRE & M1/M69 ROAD JUNCTION



DETAILED ACCOMODATION

Sealed double glazed door leading to:

ENTRANCE HALL

Stairs leading to first floor accommodation, shelved storage cupboard, understairs cupboard, door to rear garden.

LOUNGE

12' 0" x 10' 11" (3.66m x 3.33m)

Wall mounted gas fire in display surround, radiator, UPVC sealed double glazed window.

DINING ROOM

18' 0" x 12' 10" (5.49m x 3.91m)

UPVC sealed double glazed window, radiator, wall mounted gas fire in display surround.

KITCHEN

8' 0" x 6' 11" (2.44m x 2.11m)

Sink unit with cupboards under, wall mounted eye level cupboard, plumbing for washing machine, UPVC sealed double glazed window

WET ROOM

7' 0" x 6' 4" (2.13m x 1.93m)

Three piece suite comprising shower area, low level WC and pedestal wash hand basin, tiled throughout.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1

13' 6" x 9' 11" (4.12m x 3.02m)

UPVC sealed double glazed window, built in cupboard.

BEDROOM 2

12' 0" x 11' 11" (3.66m x 3.63m)

UPVC sealed double glazed window.

BEDROOM 3

9' 0" x 7' 10" (2.74m x 2.39m)

Duel aspect windows

BATHROOM





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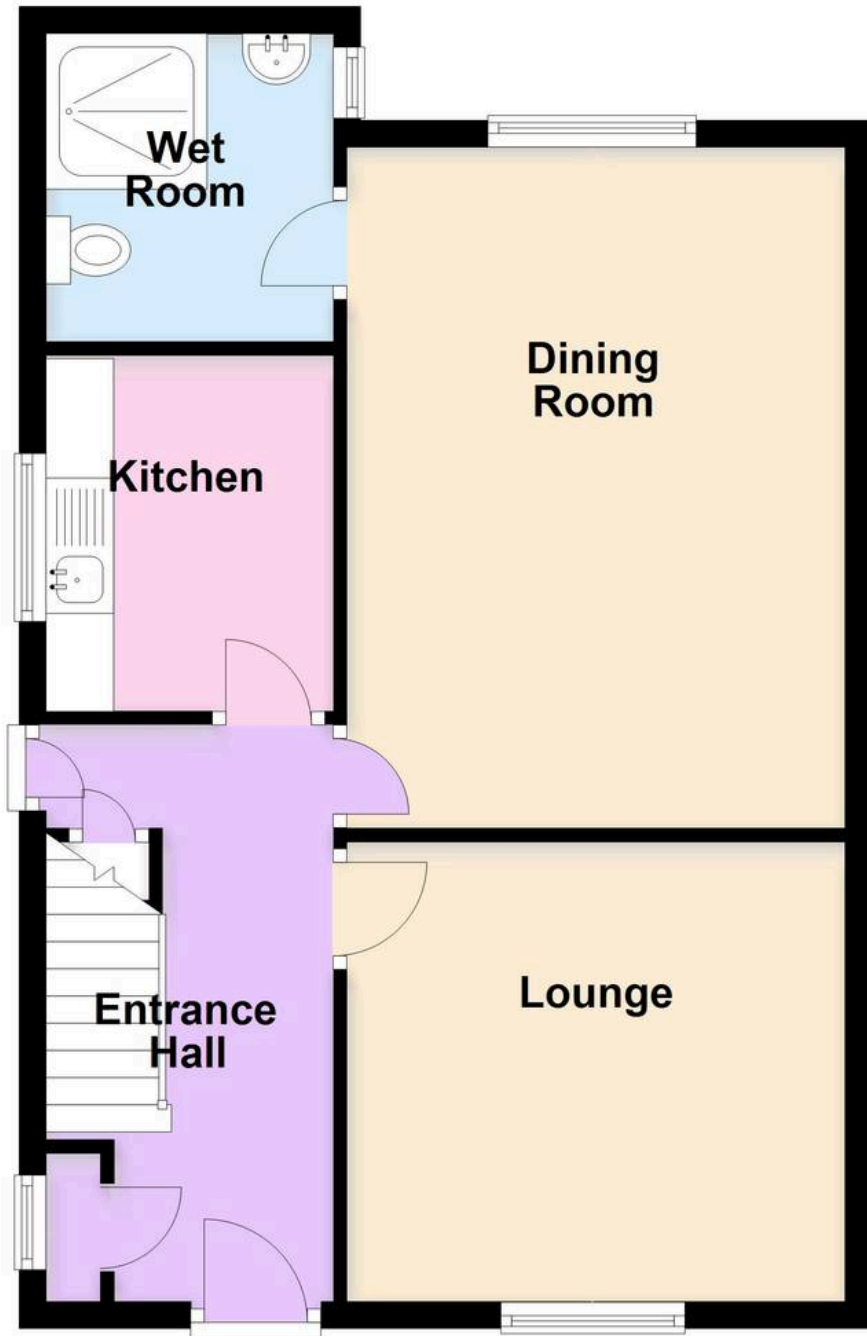




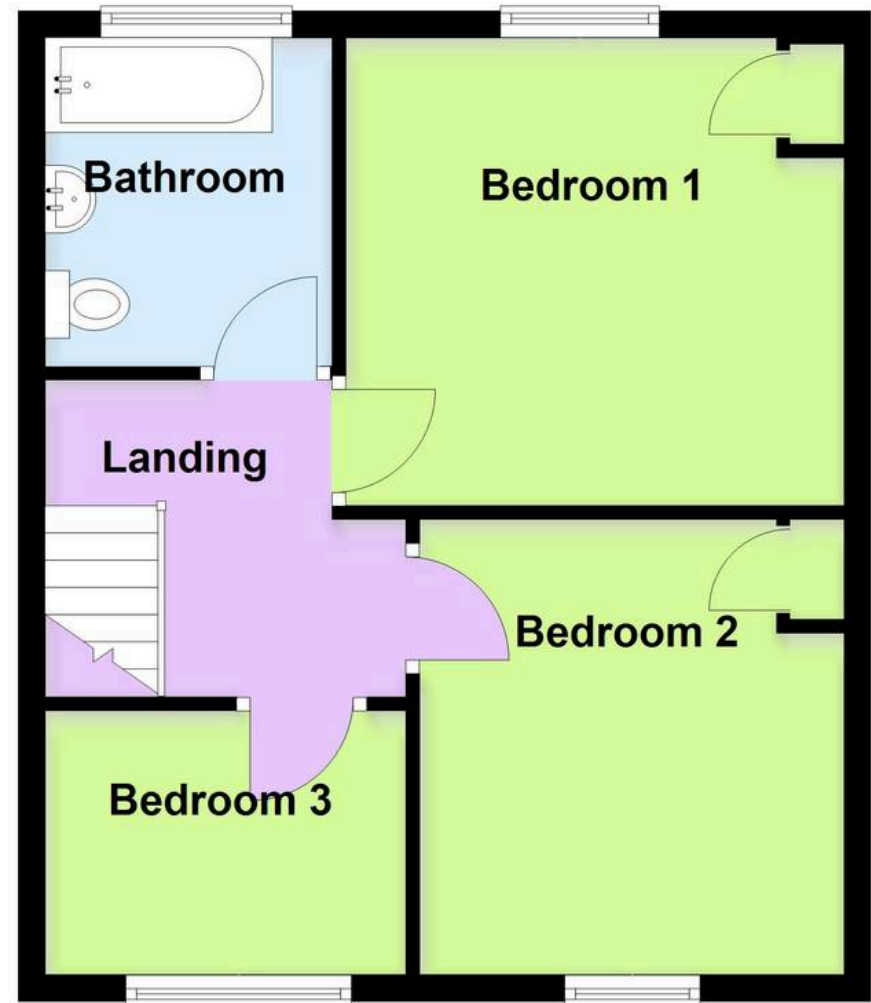
REAR GARDEN



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.