



47 Taverners Road, Leicester  
Leicester

£210,000



## 47 Taverers Road

Leicester, Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- MODERN SEMI DETACHED HOME
- KITCHEN & LOUNGE/DINING ROOM
- TWO DOUBLE BEDROOMS & THREE PIECE FITTED BATHROOM
- GAS HEATING & DOUBLE GLAZING
- EASILY MAINTAINABLE GARDEN & AMPLE SIDE PARKING
- NO ONWARD CHAIN
- EASY ACCESS LOCAL FACILITIES & ROAD NETWORKS
- IDEAL FOR FIRST TIME AND INVESTMENT PURCHASER ALIKE



#### **DETAILED ACCOMODATION**

UPVC sealed double glazed door leading to;

#### **ENTRANCE HALL**

Radiator, stairs leading to first floor accommodation.

#### **LOUNGE/DINING ROOM**

14' 4" x 11' 10" (4.37m x 3.61m)

UPVC sealed double glazed window, radiator, TV point.

#### **KITCHEN**

9' 7" x 6' 1" (2.92m x 1.85m)

Comprising sink unit with cupboards under, matching wall and base units with work surfaces over, soft close drawers and cupboards, wall mounted eye level cupboards with lighting under, tall larder cupboard, plumbing for washing machine, space for under work surface fridge, tiled splash backs, tiled flooring, UPVC sealed double glazed window.

#### **FIRST FLOOR LANDING**

Access to loft space

#### **BEDROOM 1**

11' 10" x 8' 10" (3.61m x 2.69m)

Radiator, UPVC sealed double glazed window, built in wardrobes.

#### **BEDROOM 2**

11' 10" x 8' 8" (3.61m x 2.64m)

Radiator, UPVC sealed double glazed window, built in wardrobes. central heating boiler cupboard.

#### **BATHROOM**

6' 5" x 5' 6" (1.96m x 1.68m)

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

#### **OUTSIDE**

Patio and lawn garden to rear with evergreen border, side gravelled garden with timber shed and gated side access leading to ample parking. Lawn area to side and evergreen beds to front.





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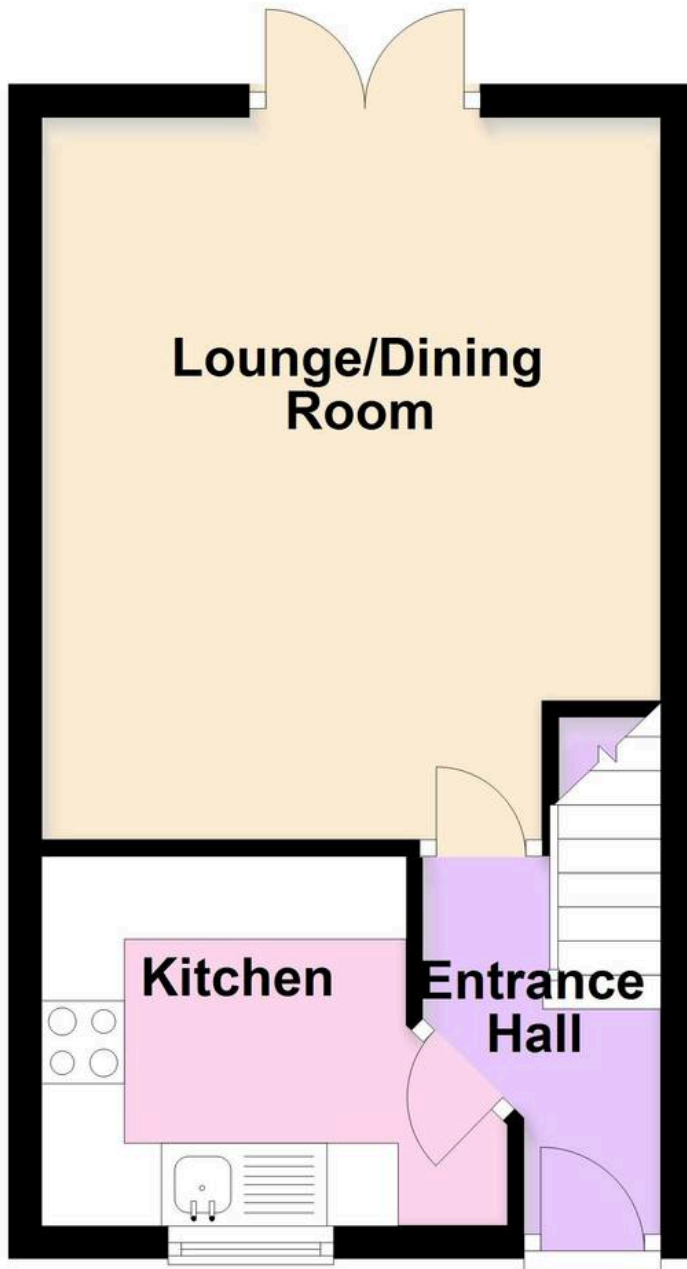
**GARDEN**

**OFF STREET**

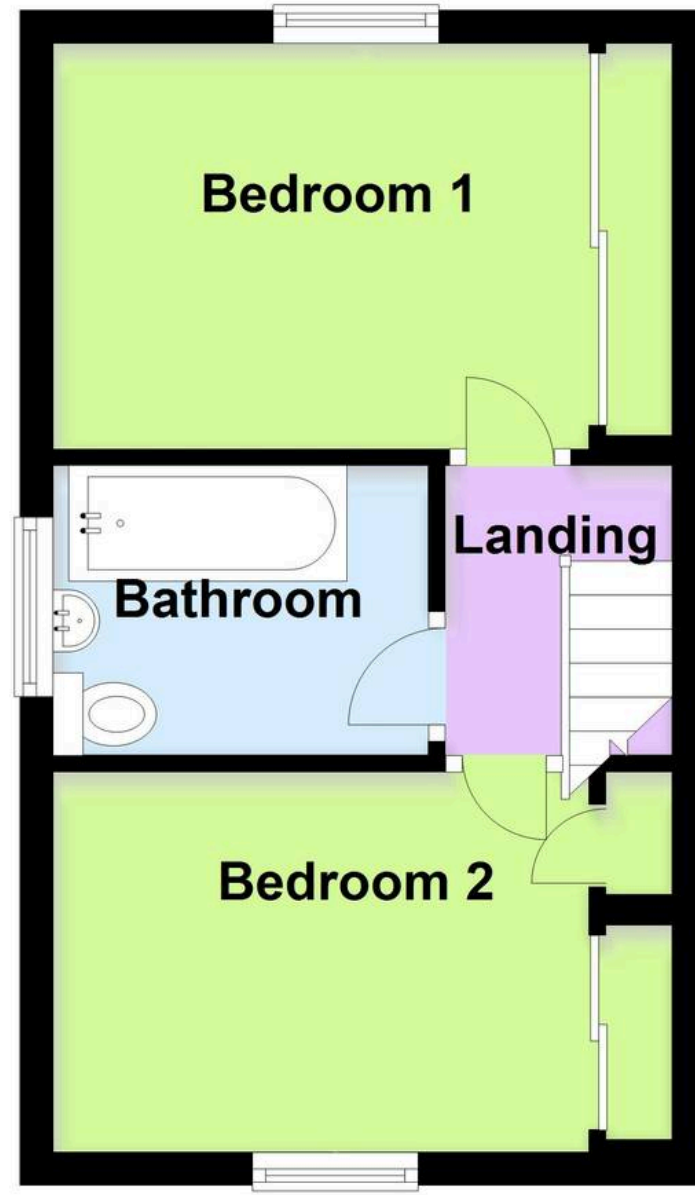
1 Parking Space



## 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)

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