



43 Fern Close, Thurnby
Leicester

£100,000



43 Fern Close

Thurnby, Leicester

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- WELL PRESENTED FIRST FLOOR OVER 55s FLAT
- LOUNGE & WELL FITTED KITCHEN WITH INTEGRATED APPLIANCES
- ONE DOUBLE BEDROOM, ONE SINGLE BEDROOM & WELL FITTED SHOWER ROOM
- GAS HEATING & DOUBLE GLAZING
- EASY ACCESS LOCAL FACILITIES
- COMMUNAL GARDENS & PARKING



DETAILED ACCOMMODATION

Secure communal entrance with stairwell leading to flat

ENTRANCE HALL

Radiator, access to loft space with pull down ladder, cloaks cupboard, intercom phone, boiler cupboard.

LOUNGE

13' 0" x 11' 3" (3.96m x 3.43m)

Radiator, TV point, coal effect gas fire set in display surround.

KITCHEN

13' 1" x 6' 11" (3.99m x 2.11m)

Nicely fitted in a range of soft close units comprising sink unit with cupboards under, matching range of base units with work surfaces over with matching upturn, drawers and cupboards under, complementary wall mounted eye level cupboards, integrated fridge/freezer and dishwasher, plumbing for washing machine, tiled flooring, built in oven and four piece ceramic hob extractor fan over set in stainless steel hood, UPVC sealed double glazed window.

BEDROOM 1

11' 2" x 9' 8" (3.40m x 2.95m)

Fitted wardrobes, radiator, UPVC sealed double glazed window.

BEDROOM 2

9' 5" x 6' 6" (2.87m x 1.98m)

Radiator, UPVC sealed double glazed window.

SHOWER ROOM

6' 0" x 6' 10" (1.83m x 2.08m)

Well fitted three piece suite comprising walk in large tiled shower cubicle, pedestal wash hand basin and low level WC, large tiled throughout, heated towel rail, UPVC sealed double glazed window.

OUTSIDE

Communal gardens and parking.





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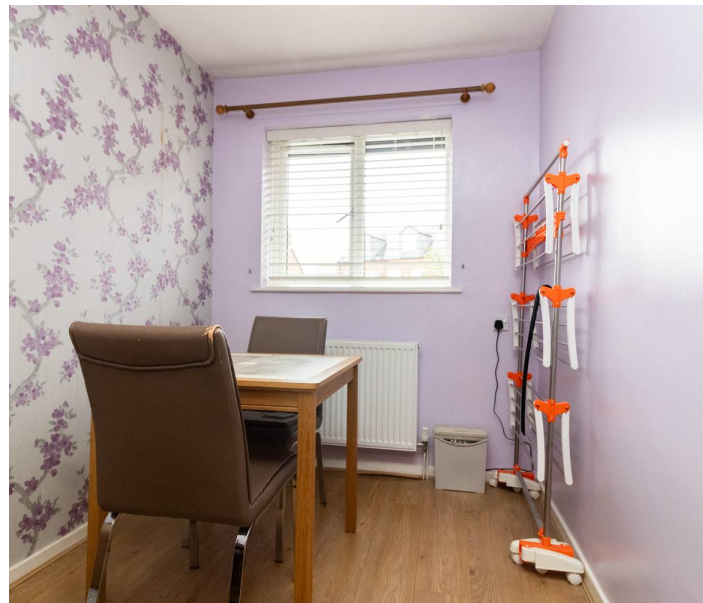
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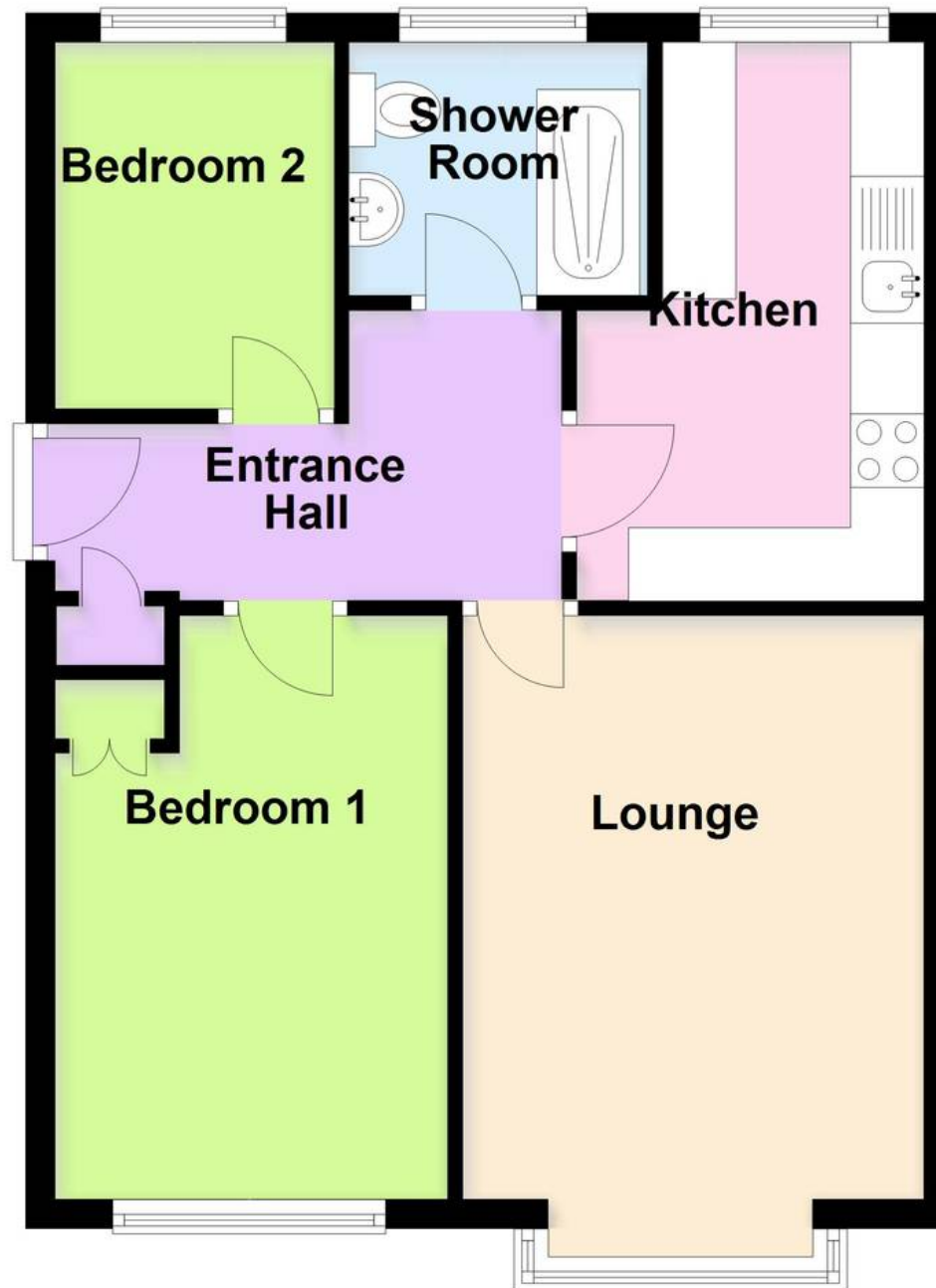
COMMUNAL GARDEN

ALLOCATED PARKING

1 Parking Space



FLAT





Moore & York

61 Granby Street, Leicester - LE1 6FB

0116 2558666

sales@mooreandyork.co.uk

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.