



10 Gordon Avenue, Leicester
Leicester

Offers in Region of £190,000



10 Gordon Avenue

Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- CHARACTER BAY WINDOW TERRACE HOME
- ACCESSED VIA COBBLED PATHWAY
- EXCELLENT POTENTIAL
- LOUNGE, DINING ROOM & KITCHEN
- THREE BEDROOMS & BATHROOM
- WALKING DISTANCE CITY CENTRE, RAILWAY STATION & UNIVERSITIES
- EASY ACCESS PLACES OF WORSHIP
- NO ONWARD CHAIN



DETAILED ACCOMMODATION

Hardwood door leading to;

ENTRANCE HALL

Stairs leading to first floor access, radiator, understairs cupboard.

LOUNGE

12' 0" x 10' 9" (3.66m x 3.28m)

Bay window to front aspect, meters cupboard, radiator, wall mounted gas fire, ornate coving, ceiling rosary.

DINING ROOM

12' 4" x 10' 0" (3.76m x 3.05m)

Wall mounted gas fire, walk in store cupboard, original alcove cupboards, archway leading to;

KITCHEN

9' 3" x 6' 6" (2.82m x 1.98m)

Comprising sink unit with cupboards under, matching base unit with drawers and cupboards under and work surface over, complementing eye level cupboards, tile splash back, door to rear garden, wall mounted gas boiler.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1

11' 9" x 10' 0" (3.58m x 3.05m)

Radiator, original alcove cupboard.

BEDROOM 2

12' 5" x 10' 2" (3.79m x 3.10m)

Radiator.

BEDROOM 3/NURSERY/STUDY

5' 5" x 5' 9" (1.65m x 1.75m)

Radiator

BATHROOM

9' 4" x 6' 2" (2.85m x 1.88m)

Three piece suite comprising panel bath, pedestal wash hand basin and low level WC, radiator, airing





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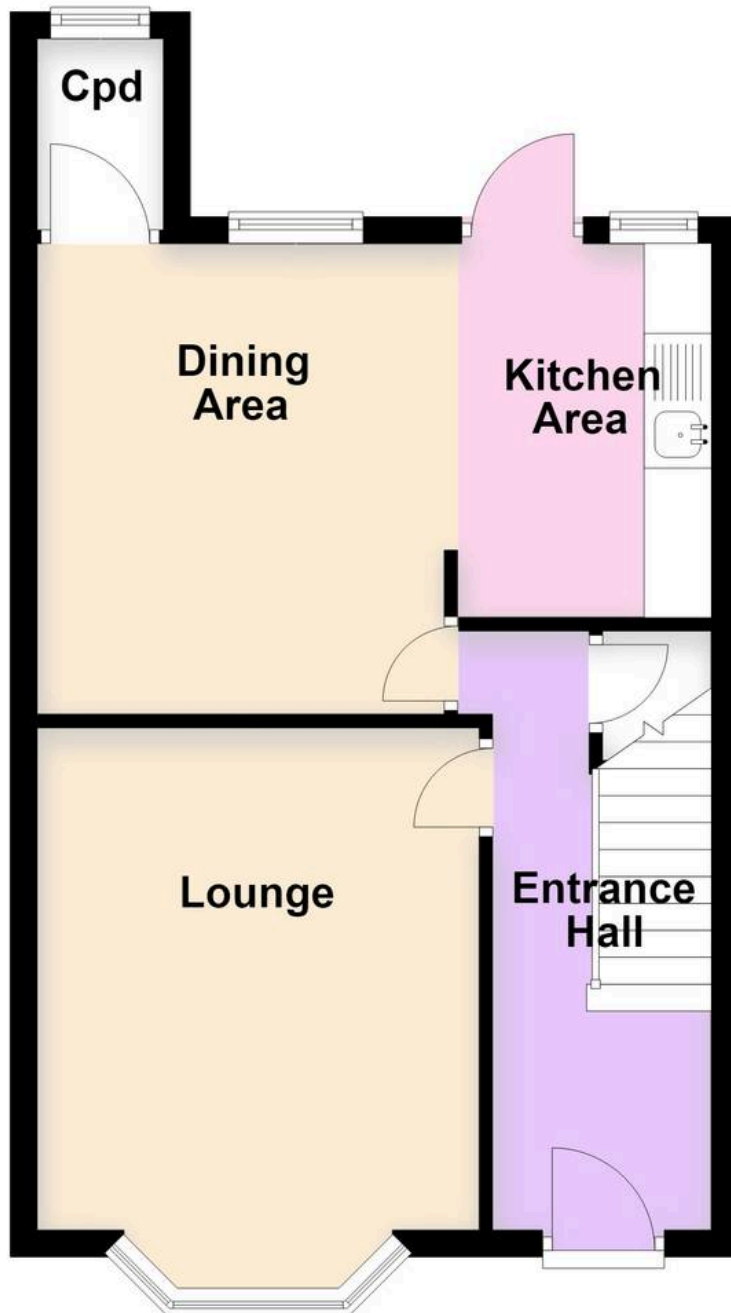




GARDEN



Ground Floor



First Floor





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.