



2 Barry Court, Narborough
Leicester

£225,000



2 Barry Court

Narborough, Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- NICELY PRESENTED SEMI DETACHED OVER 55s BUNGALOW
- MODERN FITTED KITCHEN/DINING ROOM
- LOUNGE WITH FRENCH DOORS TO GARDEN
- DOUBLE BEDROOM & SHOWER ROOM
- ALLOCATED PARKING TO FRONT
- EASILY MAINTAINABLE REAR GARDEN
- GAS HEATING & DOUBLE GLAZING
- NO ONWARD CHAIN



DETAILED ACCOMMODATION

KITCHEN/DINING ROOM

14' 11" x 10' 6" (4.55m x 3.20m)

Nicely fitted in a range of modern grey gloss soft close units comprising sink unit with cupboards under, matching base units with worktops over, drawers and cupboards under, complementary wall mounted eye level cupboards, concealed central heating boiler, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, larder cupboard, spotlights, tiled splash backs, plumbing for washing machine, UPVC sealed double glazed window,.

LOUNGE

14' 0" x 9' 9" (4.27m x 2.97m)

UPVC sealed double glazed window, TV point, UPVC sealed double glazed French doors to rear aspect

BEDROOM

11' 4" x 10' 6" (3.45m x 3.20m)

Radiator UPVC sealed double glazed window .

SHOWER ROOM

6' 10" x 5' 10" (2.08m x 1.78m)

Three piece suite comprising tiled corner tiled shower, Vanity sink unit and low level WC, tiled throughout, heated towel rail, UPVC sealed double glazed window, tiled flooring

OUTSIDE

Easily maintainable enclosed rear garden comprising artificial lawns with well stocked evergreen and floral borders, summer house set on decking. Block paved parking to front of property.





VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor

ANTI MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks





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SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed

VIEWING

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REAR GARDEN

OFF STREET

1 Parking Space



Ground 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.