



46 Fern Close, Thurnby
Leicester

Offers Over £96,000



46 Fern Close

Thurnby, Leicester

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- NICELY PRESENTED OVER 55s GROUND FLOOR FLAT
- LOUNGE & KITCHEN WITH INTEGRATED APPLIANCES
- TWO BEDROOMS & MODERN SHOWER ROOM
- GAS HEATING & DOUBLE GLAZING
- COMMUNAL GARDENS & PARKING
- NO ONWARD CHAIN
- EASY ACCESS LOCAL FACILITIES



DETAILED ACCOMMODATION

COMMUNAL ENTRANCE

Secure access to communal entrance

ENTRANCE HALL

Radiator, 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, UPVC sealed double glazed windows.

KITCHEN

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

Nicely fitted in a range of units comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, glazed display eye level cupboards, integrated dishwasher, plumbing for washing machine, tiled splash backs, built in oven and four piece ceramic hob extractor fan over set in display hood, UPVC sealed double glazed window, concealed central heating boiler.

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

Three piece suite comprising corner tiled shower cubicle, Vanity sink unit and low level WC, easy wipe splash back, heated towel rail, UPVC sealed double glazed window.

OUTSIDE

Communal garden, seating and parking.





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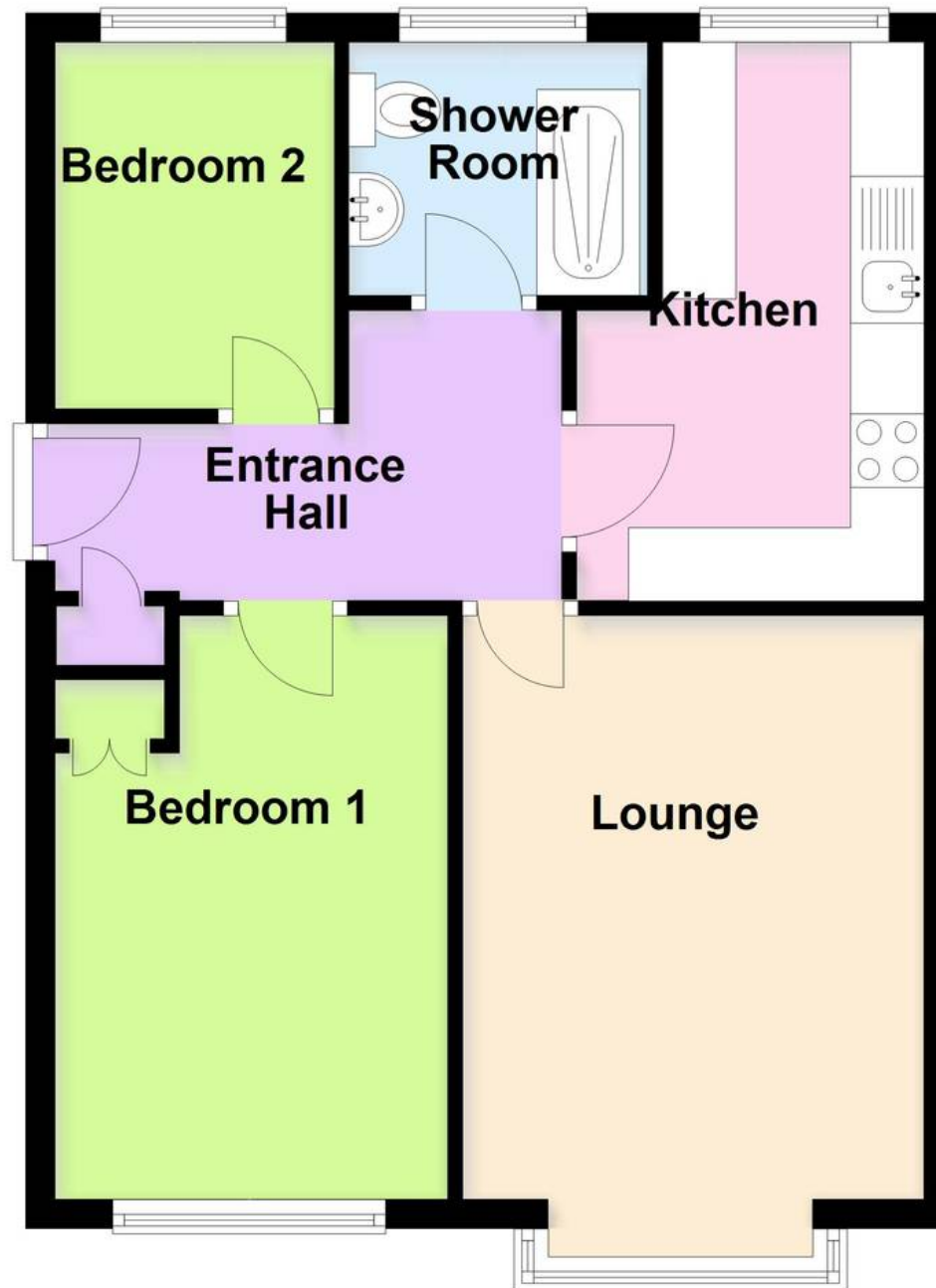


COMMUNAL GARDEN

OFF STREET



FLAT





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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.