



296a Fosse Road South, Leicester
Leicester

£110,000



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Leicester

Council Tax band: A

Tenure: Leasehold

- NICELY PRESENTED FIRST FLOOR MAISONETTE
- LOUNGE & MODERN FITTED KITCHEN
- DOUBLE BEDROOM & BATHROOM
- GAS HEATING & DOUBLE GLAZING
- OPEN FRONT ASPECT VIEWS
- PRIVATE GARDEN
- EASY ACCESS LOCAL FACILITIES
- IDEAL INVESTMENT/FIRST TIME BUY



DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to entrance hall with stairwell leading to accommodation.

LOUNGE

13' 5" x 12' 3" (4.09m x 3.73m)

UPVC sealed double glazed window, double radiator, display fire and surround, TV point.

KITCHEN

10' 0" x 7' 9" (3.05m x 2.36m)

Nicely fitted in a range of modern units comprising one and a half bowl sink 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, built in oven and four piece ceramic hob with angled cooker hood over and easy wipe splash back, wall mounted gas boiler, plumbing for washing machine.

BEDROOM

11' 3" x 9' 4" (3.43m x 2.85m)

Radiator, UPVC sealed window, built in wardrobe, fitted dressing table.

WET ROOM

7' 6" x 5' 8" (2.29m x 1.73m)

Three piece suite comprising tiled shower area, pedestal wash hand basin and low level WC, tiled throughout UPVC sealed window, radiator.

OUTSIDE

Patio and garden area to rear.

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

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





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REAR GARDEN

ON STREET

1 Parking Space



Ground Floor





Moore & York

61 Granby Street, Leicester - LE1 6FB

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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.