



1 Susan Avenue, Leicester

Leicester

£355,000



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Leicester

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- SPACIOUS ESTABLISHED DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- LOUNGE, DINING ROOM & KITCHEN
- ENTRANCE PORCH & HALL
- THREE BEDROOMS, BATHROOM & SEPERATE WC
- GAS HEATING & DOUBLE GLAZING
- GOOD SIZED PLOT
- DETACHED GARAGE, GARDENS TO FRONT AND REAR
- EASY ACCESS LOCAL FACILITIES



DETAILED ACCOMMODATION

Hardwood and glazed door leading to;

ENTRANCE PORCH

Hardwood and glazed door leading to;

ENTRANCE HALL

Built in cloaks cupboard, built in storage cupboard, airing cupboard, radiator, access to loft space.

LOUNGE

16' 2" x 12' 9" (4.93m x 3.89m)

Display fir surround, radiator, UPVC sealed double glazed window and sliding patio door to rear garden.

KITCHEN

13' 4" x 10' 0" (4.06m x 3.05m)

Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece ceramic hob, shelved pantry, duel aspect UPVC sealed double glazed windows, UPVC sealed double glazed door to side aspect, plumbing for washing machine.

DINING ROOM

9' 9" x 8' 1" (2.97m x 2.46m)

Radiator, UPVC sealed double glazed window, archway to lounge.

BEDROOM 1

13' 2" x 10' 2" (4.01m x 3.10m)

Radiator, UPVC sealed double glazed bow window.

BEDROOM 2

13' 2" x 9' 10" (4.01m x 3.00m)

Radiator, UPVC sealed double glazed bow window.





BEDROOM 3

9' 4" x 9' 4" (2.85m x 2.85m)

Radiator, UPVC sealed double glazed window, fitted wardrobes.

BATHROOM

5' 8" x 5' 4" (1.73m x 1.63m)

Two piece suite comprising panel bath with shower over and pedestal wash hand basin, heated towel rail, UPVC sealed double glazed window.

CLOAKROOM

Low level WC

OUTSIDE

Good sized plot comprising to the front detached garage with up and over door and gravel and patio garden with well stocked evergreen beds, patio and lawns to rear and further garden area to side.

VIEWING

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

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.





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

IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and floor 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.

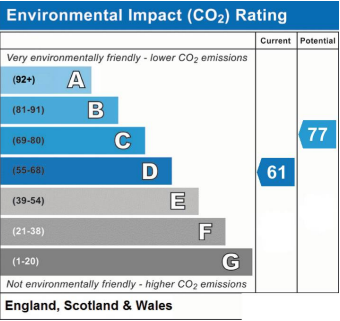
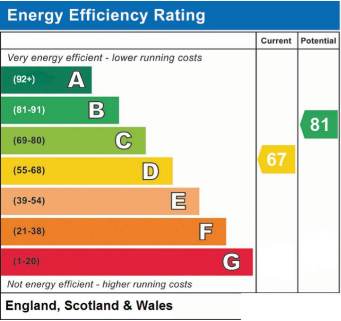




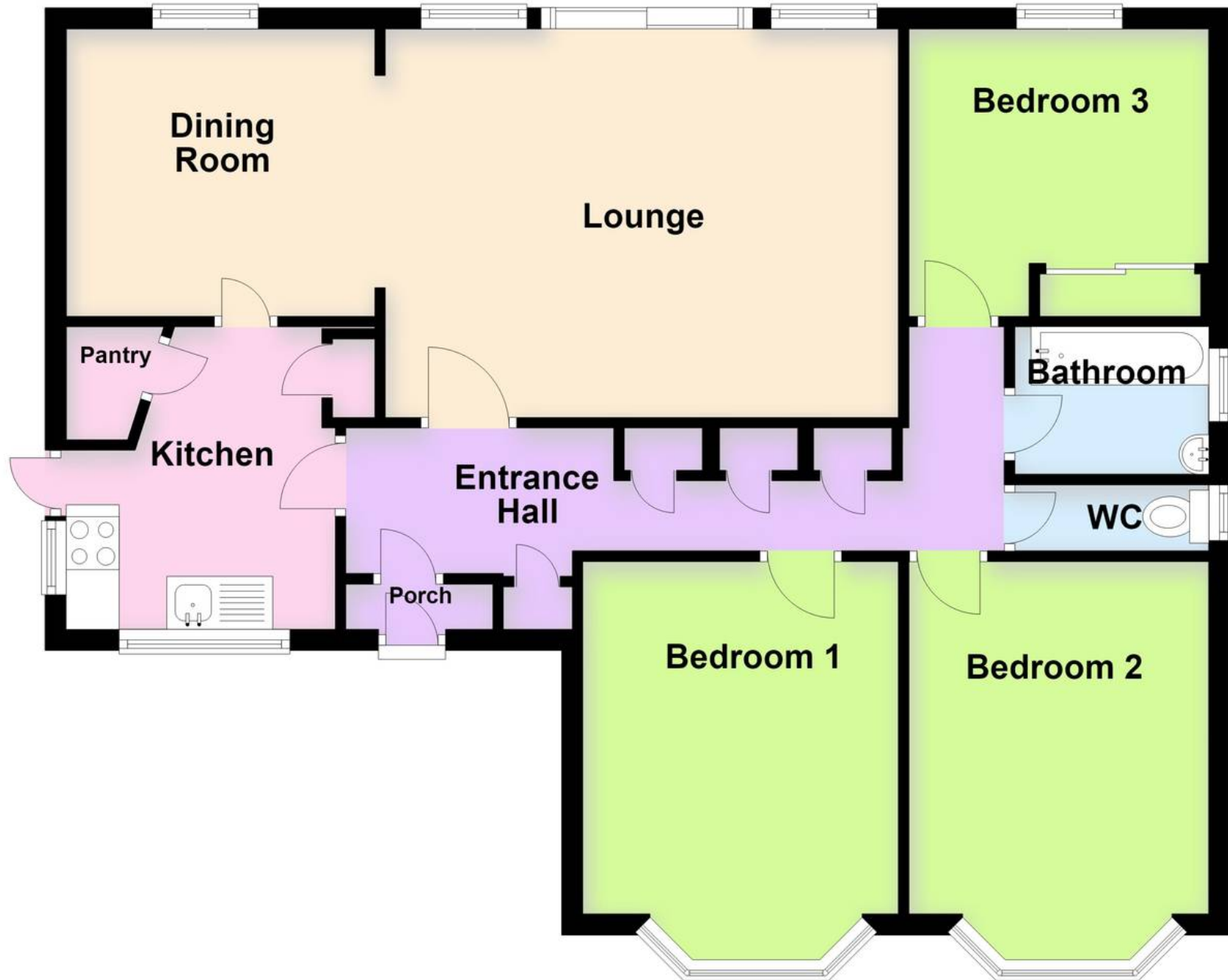
REAR GARDEN

GARAGE

Single Garage



Ground Floor





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