



51 Main Street, Broughton Astley
Leicester

£80,000



51 Main Street

Broughton Astley, Leicester

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- NICELY PRESENTED GROUND FLOOR FLAT
- OPEN PLAN LIVING AREA
- KITCHEN AREA WITH MODERN UNITS
- DOUBLE BEDROOM
- THREE PIECE SHOWER ROOM
- WALKING DISTANCE LOCAL SHOPPING
- POPULAR LARGE VILLAGE LOCATION
- IDEAL FIRST TIME/INVESTMENT PURCHASE
- NO ONWARD CHAIN



DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

OPEN PLAN LOUNGE/KITCHEN

23' 5" x 11' 9" (7.14m x 3.58m)

Nicely fitted kitchen area comprising circular sink unit with cupboards under, matching base units with work surfaces over with matching upturn, drawers and cupboards under, complementing wall mounted eye level cabinets, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood and matching splash back. Breakfast bar, plumbing for washing maximuachonelectric heaters , UPVC picture window to front aspect understairs cupboard

INNER HALLWAY

BEDROOM

13' 5" x 10' 8" (4.09m x 3.25m)

Electric heater, UPVC sealed double glazed window.

SHOWER ROOM

3' 2" x 6' 10" (0.97m x 2.08m)

Three piece suite comprising walk in tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail. Hot water tank cupboard.



SERVICES

All main services, except gas, are understood to be available. Central heating is electric, 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.

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,



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GARDEN

no garden



Ground Floor





Moore & York

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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.