



96 Colchester Road, Humberstone, LE5 2DG

- Traditional Style Semi-Detached
- Two Reception Rooms
- Three Bedrooms
- Family Bathroom
- Off Road Parking
- Generous Rear Garden

A traditionally styled, double bayed, three bed roomed, semi detached house requiring some modernisation and improvement but offering spacious, extended, gas centrally heated, part sealed unit double glazed accommodation including porch, entrance hall, two reception rooms, kitchen, first floor bathroom, additional off-road parking, generous rear garden, situated in this favoured east Leicester suburb. No Cain. EPC TBC.

Offers in excess of £170,000

GENERAL INFORMATION

The sought-after suburbs of Humberstone and Humberstone Green are located to the east of the City of Leicester and are well known for their popularity in terms of convenience for ease of access to the afore-mentioned centre of employment and all excellent amenities therein, as well as the Northern Ring Road which connects to the A46 Western By-Pass just outside Thurmaston which, in turn, links up with Junction 21 of the M1\M69 motorway network for travel north, south and west, and the adjoining Fosse Park and Meridian shopping, entertainment, retail and business centres.

The combined suburbs of Humberstone, Hamilton and Scraftoft offer a fine range of local amenities including the nearby Tesco superstore, other shopping for all day-to-day needs, schooling for all ages, a wide variety of recreational amenities including fine eighteen hole parkland golf courses at the Humberstone Heights and Scraftoft Golf Clubs, and regular bus services to the Leicester City centre.

GENERAL DESCRIPTION

A traditionally styled, double bayed, three bedroomed, semi detached house requiring some modernisation and improvement but offering spacious, extended, gas centrally heated, part sealed unit double glazed accommodation including porch, entrance hall, two reception rooms, kitchen, first floor bathroom, additional off-road parking, generous rear garden, situated in this favoured east Leicester suburb. No Cain. EPC TBC.

DETAILED ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE PORCH

With UPVC double glazed door to front aspect with matching UPVC double glazed windows to front and side built on to a brick built base, into the internal UPVC double glazed opaque door leading to:

ENTRANCE HALL WAY

With stairs rising to first floor, telephone point, ceiling light fitting and access to reception rooms 1 and 2.

RECEPTION ROOM 1

15'07 x 10'03 (4.75m x 3.12m)

With aluminium double glazed units to front aspect, two central heating radiators, TV aerial point, ceiling light fitting and two wall mounted light points.



RECEPTION ROOM 2

16'02 x 14'11 (4.93m x 4.55m)

(Maximum)

With under stairs storage cupboard, ceiling light fitting, UPVC double glazed opaque window to side aspect. Also with additional storage cupboard with UPVC double glazed opaque window to side, wall mounted electric fuse board and electricity metre and wall mounted gas metre.

Door to side aspect with wooden window to rear aspect, central heating radiator, telephone point and storage cupboard with shelving. Also with marble effect hearth and wooden surround with gas fire inset. Double French doors to rear aspect giving access to:



KITCHEN

9'08 x 11'04 (2.95m x 3.45m)

Fitted with a matching range of base and eye level units with rolled edge work surface over, stainless steel sink and drainer, integrated double oven with integrated Zanussi four ring gas hob with extractor over and tiled splash backs. Space for washing machine, ceiling light fitting, UPVC double glazed windows to rear and side aspect, UPVC double glazed opaque door to side aspect and cushion vinyl tile effect flooring.



BEDROOM 2

11'07 x 8'11 (3.53m x 2.72m)

With UPVC double glazed window to rear aspect, built in airing cupboard, ceiling light fitting point, wall mounted room stat.



ON THE FIRST FLOOR

STAIRS AND LANDING:

With loft access, access to all rooms, wall mounted boiler control system and storage cupboard housing an ideal classic gas boiler.

BEDROOM 1

15'06 x 10'04 (4.72m x 3.15m)

(Into bay)

With aluminium double glazed bay window to front aspect, ceiling light fitting and central heating radiator.



BEDROOM 3

7'00 x 8'07 (2.13m x 2.62m)

With UPVC double glazed window to rear aspect, central heating radiator and ceiling light fitting.



FAMILY BATHROOM

5'04 x 5'01 (1.63m x 1.55m)

With vanity wash hand basin, low level w.c, P shaped bath with electric shower over, tiled walls, cushion vinyl flooring and ceiling mounted extractor. Also with UPVC double glazed opaque window to front aspect and chrome effect heated towel rail.



OUTSIDE

To the front the property benefits from having a drive way, lawned garden with fenced boundary and privet hedge. Also with side gated access to the rear.

REAR GARDEN

Outside to the rear the property benefits from having concrete hard standing patio area with steps leading down to a further patio area, pathway leading to a mainly laid to lawn with a

range of mature plants, shrubs and evergreens. Also with fruit trees and two garden sheds.



SERVICES

All mains services are understood to be available. Hot water for central heating and domestic purposes is gas fired and ample electric power points are fitted throughout the property which is double glazed with UPVC sealed units.

FIXTURES AND FITTINGS

All fixtures and fittings mentioned in the sales particulars are included in the sale.

VIEWINGS

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

FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions

or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

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 and 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.

IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.



Directions

Proceed out of Leicester in an easterly direction along the A47 Humberstone\Uppingham Road, continuing into Humberstone and over the traffic light junction opposite Humberstone Park until eventually turning left at the Uppingham Road/Colchester Road traffic light junction where the property can be found on the left\right hand side, as identified by the agents for sale board.

Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

Contact us on

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