



## 330 Gipsy Lane, Leicester, LE4 7BZ

- Refurbished Bay Window Terrace
- Two Double Bedrooms
- Gas Heating & Double Glazing
- Newly Fitted Kitchen
- New Floor Coverings Throughout
- Re-Decoration Throughout

Refurbished established bay windowed terraced home situated within easy access of all local amenities. The property has undergone a scheme of improvements to include a newly fitted kitchen and floor coverings throughout and total redecoration internally.

The centrally heated and double glazed accommodation briefly comprises to the ground floor lounge, dining room and newly fitted kitchen and to the first floor two double bedrooms and family bathroom and stands with garden to rear. The home is being sold with no upward chain and a early inspection is recommended.

**Asking price £179,950**

## GENERAL DESCRIPTION

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## GENERAL INFORMATION

Gipsy Lane lies on the north-eastern outskirts of the City of Leicester within easy reach of the City's major employers and the Ring Road which links Barkby Road to

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 Northfields and Humberstone offer a good range of local amenities including shopping for day-to-day needs, schooling for all ages, a wide variety of recreational amenities including the nearby Humberstone Heights Golf Club and regular bus services to the Leicester City centre.

## DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to:

### LOUNGE

15'4 x 10'11 (4.67m x 3.33m)

UPVC sealed double glazed bay window to front aspect, radiator, meters cupboard.



### DINING ROOM

12'7 x 10'10 (3.84m x 3.30m)

Radiator, TV point, UPVC sealed double glazed window, enclosed stairs leading to first floor, UPVC sealed double glazed window.



### KITCHEN

12'2 x 6'5 (3.71m x 1.96m)

Newly fitted comprising sink unit with cupboards under, matching range of base units with work surfaces over draws and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, laminate flooring, UPVC sealed double glazed window and door to side aspect, tiled splash back.



## FIRST FLOOR LANDING

### BEDROOM 1

12'5 x 11'3 (3.78m x 3.43m)

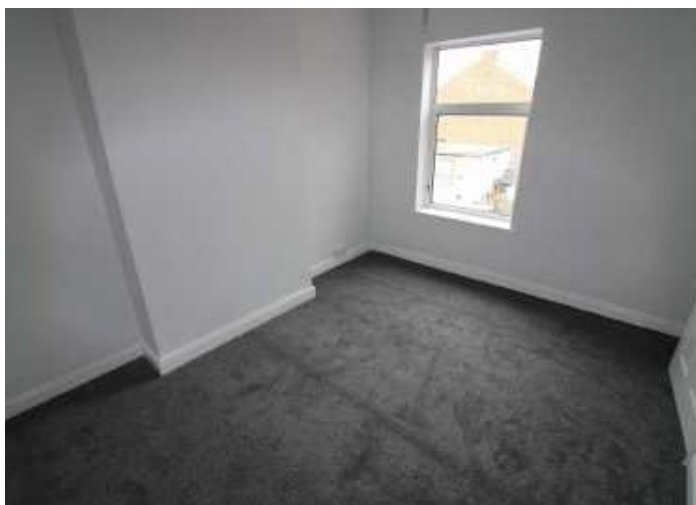
Radiator, UPVC sealed double glazed window.



### BEDROOM 2

12'2 x 9'5 (3.71m x 2.87m)

Radiator, UPVC sealed double glazed window, built in cupboard with access to loft.



## BATHROOM

12'3 x 6'7 (3.73m x 2.01m)

Three piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin and low level WC, UPVC sealed double glazed window, built in cupboard housing central heating boiler, tiled splash back.



## OUTSIDE

Courtyard garden to front and further garden area to rear.



## SERVICES

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with sealed units.

## FIXTURE AND FITTINGS

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

## 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, 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.

## **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.

## **IMPORTANT INFORMATION**

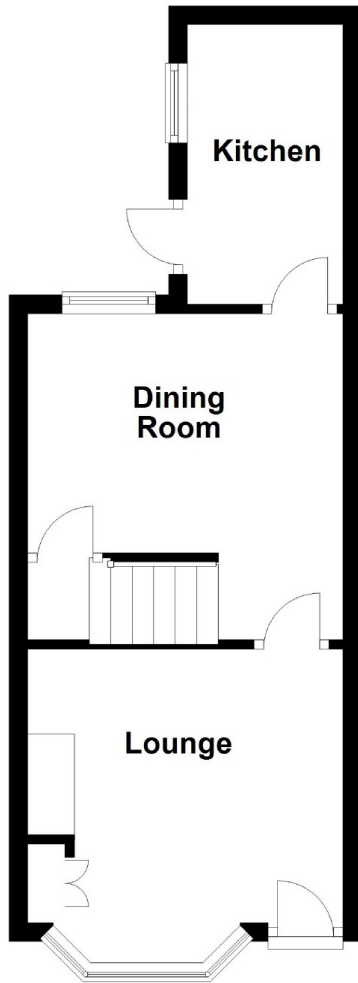
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation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







## Ground Floor



## First Floor



## Directions

## 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

61 Granby Street, Leicester, Leicestershire, LE1 6FB

**Tel:** 0116 255 8666

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IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give



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