



## Poplar Avenue

Moira

Asking Price £199,950



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Tenure  
Freehold

## Accommodation Details

### External and Approach

Fabulous three bedroom, end of terrace house located on the private no through lane of Poplar Avenue in Moira. This property has parking for one vehicle on a concrete driveway with a brick wall leading up to the kitchen door along with a paved path that heads through a small wooden gate.

To the left-hand side is a fenced area which contains the LPG tank along with the original brick coal house which is now used for storage and has recently had a new roof. Before getting to the kitchen door you also have a paved patio area which is north east facing.

### Kitchen/Diner

15'4" x 10'9" (4.68 x 3.29)

Entrance to this property is through a white UPVC door with a glass panel into a spacious kitchen diner with a large window looking out onto the patio. This room has been mostly tiled with white tiles and lino tiles to the floor. There are beach coloured wall and base units along with high gloss granite effect worktops. With plumbing for a washing machine, freestanding electric oven and chrome basin with draining board. This room also houses the Worcester Bosch combi boiler which is approximately five years old and still under warranty. The kitchen also has multiple plug sockets along with a telephone point and two strip lights. The dining area has space for a 4 seater table along with a freestanding fridge freezer. This area also has a large wall mounted radiator.

### Shower Room

7'2" x 6'4" (2.20 x 1.95)

Located on the ground floor this fully tiled shower room has a wall mounted radiator and the flooring follows through from the kitchen diner. Originally there was a full-size bath which has been replaced by a large electric shower cubicle with glass screen and small shelving area. There is also a white hand basin along with white WC.

### Lounge

17'10" x 16'0" (5.44 x 4.88)

With a small step up from the kitchen, you enter a bright and open living room which has brown carpets to the floor and white and soft blue walls.

To the ceiling is a pendant light along with a ceiling fan. This room houses the hive thermostatic controller and has access into a large under stairs storage cupboard with its own light. There are multiple plug sockets, a telephone point. 2 wall mounted radiators and the metres boxed in,

### Conservatory

7'9" x 7'7" (2.38 x 2.32)

A small but effective conservatory looking out over the south east facing rear garden. This conservatory is part brick with UPVC roof.

### Stairs and Landing

Access to the stairs is through a door from the living room and leads up to the first floor. Currently painted in blue with grey skirting boards and grey wooden hand rail. There are cream carpets to the floor and a single pendant light on the landing. The landing also has a recently installed loft hatch with ladder and also a wall mounted radiator.

### Bedroom One

14'10" x 8'9" (4.54 x 2.69)

Located at the rear of the property, benefiting from the views over the garden and National Forest. This double bedroom comes with built-in wardrobes along with the water tank which has been boxed in. This room is currently decorated in blue with cream carpets and ceiling fan light.

### Bedroom Two

9'1" x 8'11" (2.77 x 2.72)

A small double bedroom with a large window looking out over the kitchen extension and lane. Currently decorated in blue with cream carpets to the floor. This room has a wall mounted large radiator along with multiple plug sockets and a pendant ceiling light.

Tel: 01530 271313

### Bedroom Three

10'11" x 6'8" (3.34 x 2.05)

With a small step down to bedroom three which overlooks the front driveway and private lane. This is a single bedroom currently decorated in blue with cream carpets to the floor, wall mounted radiator, original small loft hatch and plug sockets

### Rear Garden

This garden is a real sun trap being south east facing. As you step out of the conservatory you head onto a patio area which allows plenty of space for entertaining as well as bin storage. There is a small half height white wall and path leading up passed the beautifully maintained lawn with gravel edging and flower bed. The top section of the garden which has been gravel and houses a wooden garden shed. Beyond the garden you have beautiful views over the Leicestershire countryside with mature trees owned by the national forest and therefore cannot be built on.

### Post Code For Sat Navs

### Local Authority and Council Tax Band

NWLDC

Band A

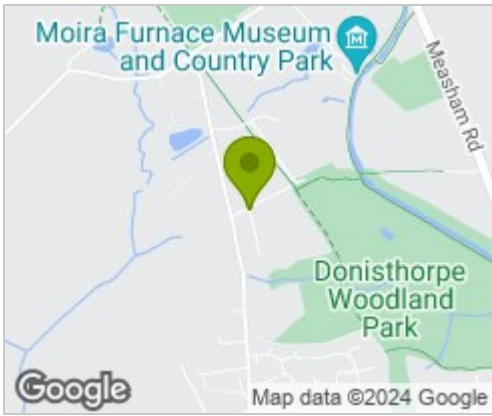
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GROUND FLOOR

1ST FLOOR



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**Council Tax band: A. Tenure: Freehold**

### Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	32	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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