



5 Durban Road, Leicester

In Excess of £209,995

MOORE
& YORK



5 Durban Road

Leicester, Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Nicely Presented Modern End Town House
- Newly Fitted Kitchen & Bathroom
- Extended Dining Area
- Easy Access To Local Facilities
- Gas Heating & Double Glazing
- Two Bedrooms
- Ideal First Time Buy



DETAILED ACCOMODATION

Hardwood and glazed door leading to;

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation, large tiled flooring.

LOUNGE

14' 3" x 11' 9" (4.34m x 3.58m)

Radiator, TV point, UPVC sealed double glazed French doors leading to:

SITTING/DINING ROOM

10' 9" x 9' 6" (3.28m x 2.90m)

Slimline heater, UPVC sealed double glazed French doors to rear garden, UPVC sealed double glazed windows.

KITCHEN

9' 9" x 7' 6" (2.97m x 2.29m)

Fitted in modern units comprising one and a half bowl 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 gas hob with extractor fan over set in stainless steel hood, UPVC sealed double glazed window, Plumbing for washing machine, large tiled splash backs.

FIRST FLOOR LANDING

Access to loft space

BEDROOM 1

9' 6" x 8' 5" (2.90m x 2.56m)

Radiator, UPVC sealed double glazed window, built in wardrobe.

BEDROOM 2

8' 10" x 9' 7" (2.69m x 2.92m)

Radiator, UPVC sealed double glazed window, fitted wardrobe.

BATHROOM

6' 2" x 5' 4" (1.88m x 1.63m)

Three piece modern suite comprising paneled bath





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REAR GARDEN

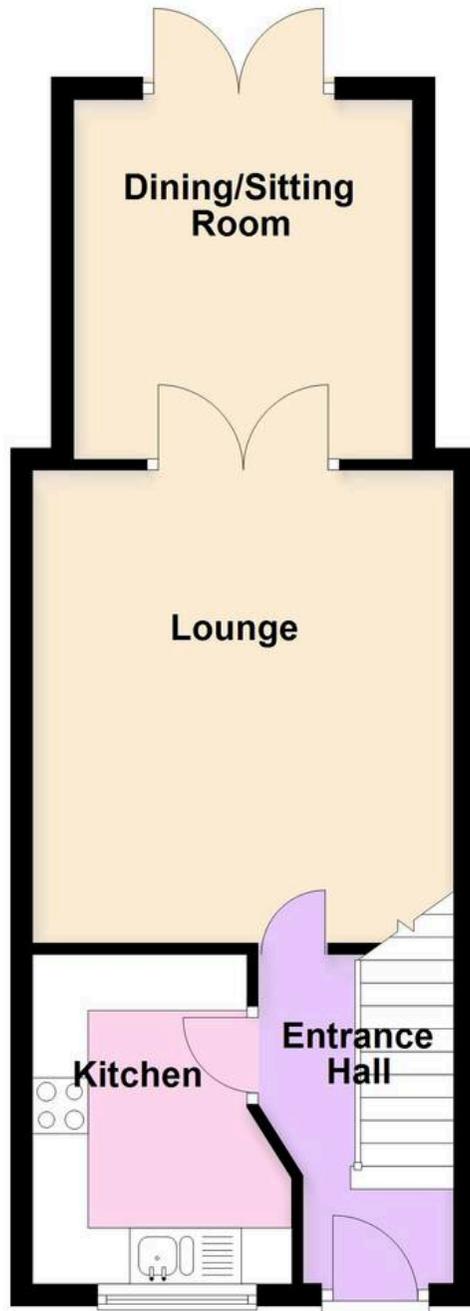
patio enclosed

ON STREET

2 Parking Spaces



Ground Floor



First Floor





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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.