



## 26 Moore Road

Barwell, Leicester, LE9 8AG

Offers In The Region Of £180,000



A well appointed, 2 bedroom end town house with the additional benefits of gas central heating, PVCu double glazing, large frontage with parking for several cars, side and rear enclosed rear gardens, cavity wall insulation, attractive lounge, kitchen/dining room, bathroom with shower and detached garage.

Ideally located close to all local amenities including local shops, schools and regular public transport services.

The property is accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

Must be viewed.



**Reception hall. 2'11" x 2'9". (0.89 x 0.86.)**

Obscure PVCu double glazed door and staircase.

**Attractive lounge (front). 16'11" x 9'4". (5.17 x 2.86.)**

Laminate floor, understairs cupboard, PVCu double glazed bay window, radiator and coving.

**Spacious breakfast kitchen /dining room (rear). 12'8" x 10'10". (3.87 x 3.32.)**

Stainless steel sink, range of base and wall units (4 base and 4 wall), associated work surfacers, split level fan assisted electric oven, gas hob, extractor hood, plumbing for a washing machine, PVCu double glazed window, twin PVCu double glazed French doors, ladder styled radiator and downlights to the ceiling.

**First floor landing, 14'10" x 2'11". (4.54 x 0.89.)**

Smoke alarm.

**Bedroom 1 (front). 15'5" x 9'7". (4.71 x 2.93.)**

PVCu double glazed window, radiator, and fitted wardrobe /cupboard with shelving.

**Bedroom 2 (rear). 13'3" (max) x 9'10" (max). (4.04 (max) x 3.01 (max).)**

PVCu double glazed window and radiator.

**Bathroom (rear). 8'11" x 5'7" (2.74 x 1.72)**

Full suite in white, panel bath with an electric shower, wash hand basin, low flush wc, obscure PVCu double glazed window, radiator, ceramic wall tiling and linen cupboard with a wall mounted gas fired condensing combination boiler (Glow worm energy 30c).

**Outside.**

Wide front frontage with driveway and parking for several cars. Enclosed paved side garden and enclosed rear garden.

**Detached garage. 16'9" x 8'1" (5.13 x 2.48)**

With up and over door.

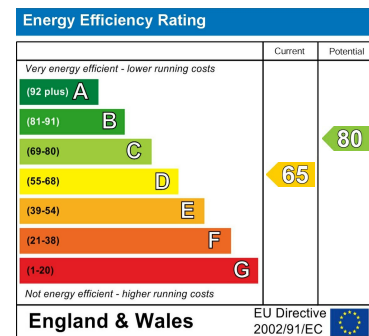
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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