

FOR SALE



AYLESTONE ROAD
AYLESTONE
LEICESTER
LE2 8JD

Offers Over

£232,000

FEATURES

- Freehold
- Sought after location
- 3 Bedrooms
- Reception Room
- Upstairs bathroom + downstairs shower room / WC
- No chain
- Great transport links to City Centre
- Lounge
- Kitchen
- Off road parking + garden to rear



 **SETHS**

3 Bedroom Semi-Detached House located in Leicester

GROUND FLOOR

ENTRANCE HALL

Carpeted, radiator, understairs storage cupboard, staircase to first floor

LOUNGE

10'10" x 10'8"

Carpeted, radiator, uPVC double glazed bay window

RECEPTION ROOM

12'2" x 10'8"

Carpeted, radiator, uPVC double glazed bay window

KITCHEN

8'6" x 7'7"

Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, lino flooring, partly tiled walls, uPVC double glazed window

LOBBY

WC

WC, wash hand basin with mixer tap, towel radiator, tiled walls, tiled flooring, uPVC double glazed window

SHOWER ROOM

Tiled walls, tiled flooring, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

10'9" x 10'8"

Carpeted, radiator, uPVC double glazed bay window

BEDROOM 2

12'2" x 10'7"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

7'7" x 6'2"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin, bathtub with shower overhead, radiator, lino flooring, partly tiled walls, uPVC double glazed window

OUTSIDE

To the front of the property is off road parking for one car (potential for two). To the rear of the property is a good sized garden mainly grassed with wooden fence surrounds.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: B (Leicester)

Council Tax Rate: £1,783.06

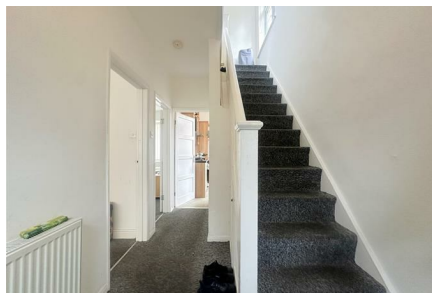
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

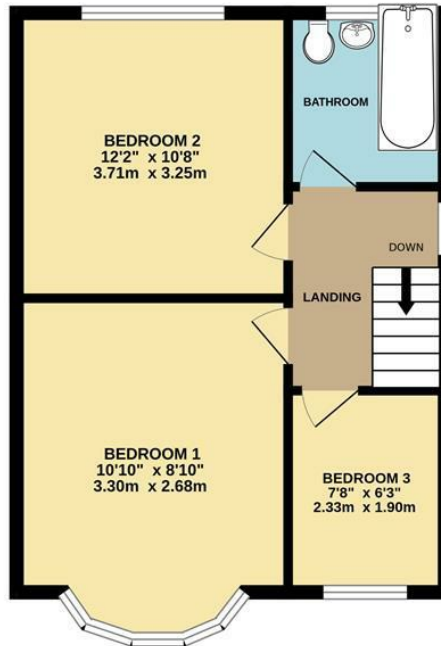
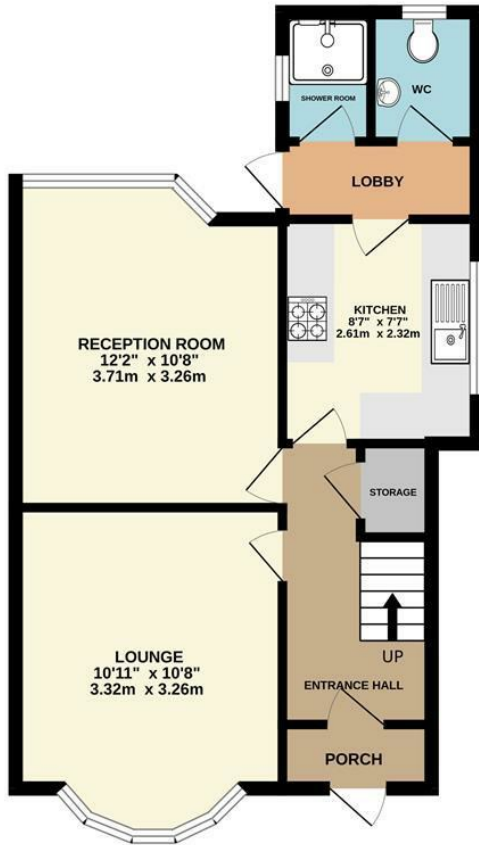
Broadband availability: Superfast Fibre Broadband



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Call us on

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Council Tax Band

B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

