

FOR SALE



AYLESTONE ROAD
AYLESTONE PARK
LEICESTER
LE2 7QJ

£235,000

FEATURES

- No Chain
- Mid terrace
- Sought after location
- Sitting Room
- Bathroom + Shower Room + 2 WC's
- Freehold
- Close to City Centre
- Three storey
- Dining Room
- Gas central heating



 **SETHS**

3 Bedroom Mid Terraced House for sale in Leicester

GROUND FLOOR

SITTING ROOM

11'11" x 11'2"

Laminate flooring, radiator, sash window facing the front aspect

DINING ROOM

12'0" x 11'1"

Tiled flooring, radiator, under stairs storage cupboard, sash window facing the rear aspect

KITCHEN

12'1" x 5'11"

Wall and base units with worktops over, 4 ring electric hob with built-in oven and extractor hood, sink with mixer tap, space for fridge / freezer, tiled flooring, partly tiled walls, x2 uPVC double glazed windows, uPVC double glazed door to rear yard

BATHROOM

Wash hand basin, bathtub with mixer tap, tiled flooring, partly tiled walls, radiator, uPVC double glazed window

WC

WC, radiator, tiled flooring, partly tiled walls, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

13'8" x 11'2"

Carpeted, radiator, storage cupboard, sash window facing front aspect

BEDROOM 2

10'6" x 8'3"

Carpeted, radiator, storage cupboard, sash window facing rear aspect

WC

WC, wash hand basin with splashback tiles, lino flooring.

SECOND FLOOR

BEDROOM 3

14'3" x 13'7"

Solid wood flooring, radiator, sash window facing front aspect

SHOWER ROOM

Standing shower unit, lino flooring

OUTSIDE

Courtyard to front with low level brick walls surround. Small yard to rear

ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: A

Council Tax Rate: £1,528.34

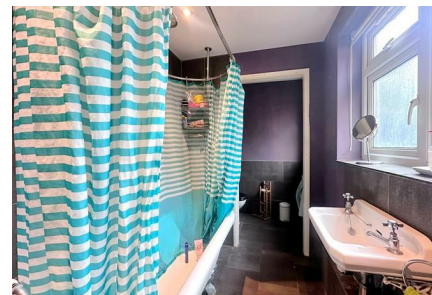
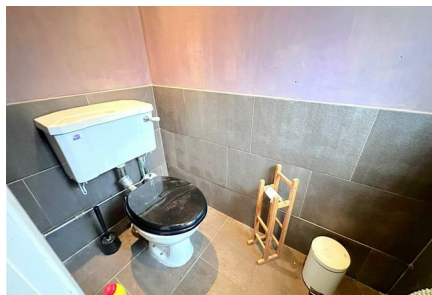
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



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

Call us on
0116 266 9977

info@seths.co.uk
www.seths.co.uk

Council Tax Band
A



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.
 Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

