



 **2**  
Bedrooms

 **1**  
Bathroom





Kings are pleased to present this 2 bedroom terraced house for sale in the very sought after area of AYLESTONE. In close proximity to lots of local amenities including great schools such as Knighton Mead Primary Academy, St Georges Nursery School and Millgate School, shops and local businesses, walking distance to Aylestone leisure centre and a 5 minute drive into the city centre with great access to transport links. IDEAL FOR FIRST TIME BUYERS OR INVESTORS with great rental potential being very close to the city centre, great for professional and student lets. CALL KINGS FOR VIEWINGS NOW. 0116 352 7012!!!!

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As you enter the property you initially make your way through the first reception room, this room is flooded with natural light from the front facing double-glazed window giving you a view of the park across the road, consisting of carpeted flooring, a wall mounted fireplace and radiator and access to the living area. The living room is found towards the rear with a parallel layout to the first reception room with additional access to the stairway and kitchen areas. The kitchen is found at the rear of the property consisting of fitted worktops and storage cupboards, a free standing oven/hob and garden access.

The first floor consists of a narrow landing area giving access to both double bedrooms and the family bathroom. Each bedroom consists of carpeted flooring, double-glazed windows, wall mounted radiators and bedroom two also includes an integrated storage cupboard which is where you will also find the properties boiler.

Please note - The property is currently tenanted and the tenant is due to move out in June of this year (2024), the property is available with the tenant or without.

Current rental income is £900 pcm and the property falls under council tax band A.

## Property Info

- **Reception Room**

**3.18m x 3.33m**

Wooden front door leading into living room with carpet laid to floor, ceiling light, radiator fitted to wall, wooden glass panel door leading into dining room and UPVC double glazed window.

- **Living Room**

**4.32m x 3.37m**

Wooden door leading into dining room with wood effect laminate laid to floor, ceiling light, radiator fitted to wall, under stair storage, wooden doors leading into kitchen and to stairs and UPVC double glazed window.

- **KITCHEN**

**2.73m x 1.81m**

Wooden door leading into kitchen with wood effect laminate laid to floor, ceiling light, fitted wooden units with granite effect worktops, stainless steel sink and mixer tap, space for free standing gas cooker, UPVC double glazed window and back door leading into rear garden.

- **BEDROOM 1**

**3.18m x 3.34**

Wooden door leading into bedroom 1 with carpet laid to floor, ceiling light, radiator fitted to wall and UPVC double glazed window.

- **BEDROOM 2**

**3.41m x 2.43m**

Wooden door leading into bedroom 2 with wood effect laminate laid to floor, ceiling light, radiator fitted to wall, built in storage cupboard with wooden door and UPVC double glazed window.

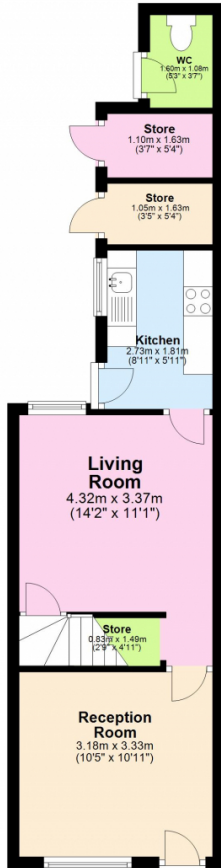
- **BATHROOM**

**2.73m x 1.83m**

Wooden door leading into bathroom with wood effect laminate laid to floor, ceiling light, radiator fitted to wall, wooden panel bath tub with electric shower fitted to wall, hand wash basin, W/C and UPVC double glazed window.

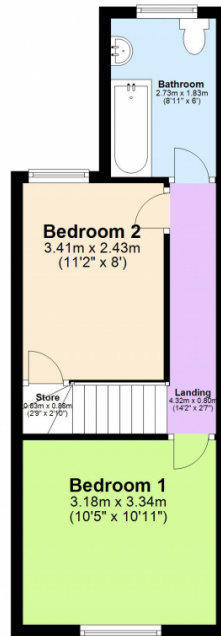
**Ground Floor**

Approx. 36.3 sq. metres (390.8 sq. feet)



**First Floor**

Approx. 30.6 sq. metres (329.0 sq. feet)



Total area: approx. 66.9 sq. metres (719.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

