



## College Avenue, Off London Road

£245,000

Accessed via a COBBLED WALKWAY with Victorian style lamp posts is this period bay fronted villa providing an ideal family home or buy to let opportunity. The property retains some ORIGINAL STYLE FEATURES.

Council Tax band: B

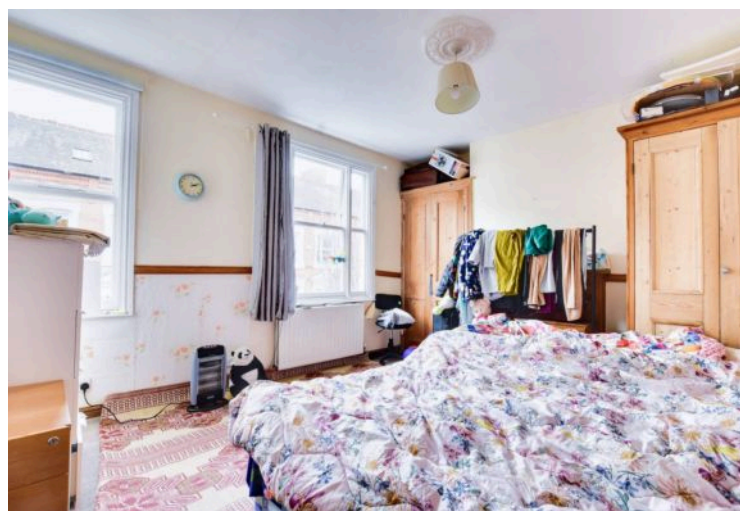
Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





### Entrance Hall

With stairs to first floor, radiator.

### Reception Room One

14' 1" x 10' 7" (4.29m x 3.23m)

With bay window to the front elevation, ceiling coving, ceiling rose, picture rail, original style fireplace with fire surround, wooden floor, radiator.

### Reception Room Two

14' 1" x 12' 8" (4.29m x 3.86m)

With window to the rear elevation, under stairs storage cupboard, ceiling coving, ceiling rose, fireplace, radiator, open aspect leading to:



### **Kitchen Breakfast Room**

18' 0" x 9' 2" (5.49m x 2.79m)

With windows to the side and rear elevations, door to rear garden, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, gas cooker point, plumbing for washing machine, part tiled walls, tiled floor, radiator.

### **First Floor Galleried Landing**

With loft access.

### **Bedroom One**

14' 2" x 12' 6" (4.32m x 3.81m)

With two windows to the front elevation, two built-in cupboards, fireplace with fire surround, radiator.

### **Bedroom Two**

10' 10" x 9' 8" (3.30m x 2.95m)

With window to the rear elevation, radiator.

### **Bedroom Three**

9' 5" x 9' 2" (2.87m x 2.79m)

With window to the rear elevation, radiator.

### **Bathroom**

6' 7" x 6' 0" (2.01m x 1.83m)

With window to the side elevation, bath with electric shower over, low-level WC, pedestal wash hand basin, part tiled walls, radiator.

### **Front Garden**

Gated access to a front forecourt garden with established shrubs.

### **Rear Garden**

Paved courtyard garden with walled perimeter.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 1

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