



Victoria Avenue, Leicester

£255,000

This charming bay-fronted end-terrace near Leicester city centre retains ORIGINAL CHARACTER, featuring stunning flooring, doors, fireplaces, a modern kitchen breakfast room, and a stylish shower room.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E



0116 274 5544





Entrance Hall

With tiled flooring, a radiator and stairs to the first floor landing.

Cellar

14' 5" x 9' 4" (4.39m x 2.84m)

With power and lighting.

Open Plan Lounge Dining Room

27' 1" x 9' 4" (8.26m x 2.84m)

With a bay window to the front elevation, a sash window to the rear elevation, an original storage cupboard, cornicing to the ceiling, two period-style fireplaces, wooden flooring and two radiators.



Kitchen Breakfast Room

17' 2" x 7' 8" (5.23m x 2.34m)

With sash windows to the side and rear elevations, a door to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, microwave, oven, gas hob with chimney hood over, plumbing for a washing machine, fridge and freezer, tiled flooring and two radiators.

First Floor Landing

With loft access and a sash window to the side elevation.

Bedroom One

12' 8" x 12' 0" (3.86m x 3.66m)

With sash window to the front elevation, period-style fireplace, wooden flooring and a radiator.

Bedroom Two

10' 10" x 7' 7" (3.30m x 2.31m)

With a sash window to the rear elevation, a period-style fireplace, wooden flooring and a radiator.

Study

11' 10" x 9' 4" (3.61m x 2.84m)

With a sash window to the side elevation, a period-style fireplace, wooden flooring and a radiator.

Shower Room

7' 6" x 5' 9" (2.29m x 1.75m)

With a window to the side elevation, walk-in tiled shower cubicle with overhead rainforest shower head and hand held shower, wash hand basin, WC, cupboard housing the boiler, extractor fan, inset ceiling spotlights and a heated chrome towel rail.

Front Garden

With mature shrubs.

Rear Garden

A paved courtyard-style rear garden with an outside store, walled perimeter, outside lighting and a gate to rear access.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

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We'll keep you moving...



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