



Victoria Avenue, Off London Road

£245,000

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

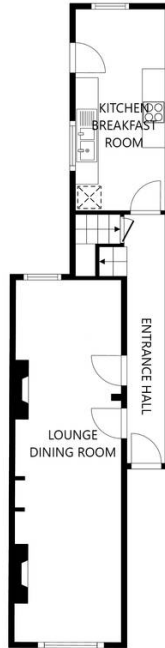
With mature shrubs.

Rear Garden

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

Disclaimer:

This property is located within a designated Conservation Area. As such, certain alterations or developments may be subject to additional planning restrictions. Prospective purchasers are advised to make their own enquiries with the local planning authority to confirm any limitations or requirements before proceeding.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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