



College Avenue, Off London Road

£250,000

This ATTRACTIVE bay fronted period mid terrace property is accessed via a charming COBBLED WALKWAY and retains many of its ORIGINAL PERIOD features. The property is available with NO UPWARD CHAIN.

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' 0" x 10' 7" (4.27m x 3.23m)

With double glazed bay window to the front elevation, ceiling cornice, meter cupboard, laminate floor, radiator.

Reception Room Two

12' 7" x 10' 7" (3.84m x 3.23m)

With double glazed window to the rear elevation, under stairs storage cupboard, radiator.

Kitchen Breakfast Room

18' 0" x 9' 0" (5.49m x 2.74m)

With double glazed windows to the rear and side elevations, door to the side elevation, twin ceramic sink, a range of wall and base units with work surface over, built-in oven and electric hob with filter hood over, wall mounted boiler, plumbing for washing machine, radiator.



First Floor Landing

With loft access, radiator.

Bedroom One

14' 0" x 12' 8" (4.27m x 3.86m)

With two double glazed windows to the front elevation, built-in cupboard, radiator.

Bedroom Two

10' 10" x 10' 1" (3.30m x 3.07m)

With double glazed window to the rear elevation, radiator.

Bedroom Three

10' 0" x 9' 0" (3.05m x 2.74m)

With double glazed window to the rear elevation, radiator.

Bathroom

6' 0" x 5' 9" (1.83m x 1.75m)

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

Front Garden

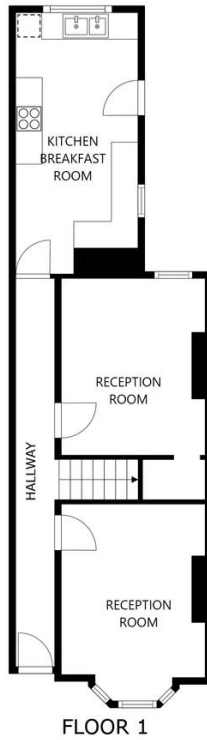
Fenced and gated access to a paved front forecourt with mature shrubs and hedging.

Rear Garden

A courtyard style rear garden with outside store, storage shed, gate to rear access.

Permit Parking Zones

The property is within a controlled parking zone. Buyers and tenants should make their own enquiries with the local council regarding permit availability and associated costs.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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