



Duncan Road, Aylestone

Guide Price £230,000

MODERN METHOD OF AUCTION. A THREE BEDROOM semi-detached house located within heart of Aylestone enjoying a lovely tiered rear garden, which must be SEEN IN PERSON, which includes a workshop complete with power and lighting.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



Knightsbridge
Estate Agents

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Entrance Hall

With window to the front elevation, stairs to first floor, radiator.

Lounge Diner

24' 10" x 11' 11" (7.57m x 3.63m)

With window to the front elevation, patio doors to the rear, gas fire with tiled inset, hearth and surround, storage cupboard, two radiators.

Kitchen

14' 3" x 11' 3" (4.34m x 3.43m)

With windows to the rear and side elevations, door to the side, wall and base units with work surface over, gas hob, space for gas oven, plumbing for washing machine, plumbing for dishwasher, part tiled walls, laminate floor, radiator.



First Floor Landing

With access to the following rooms:

Bedroom One

14' 2" x 10' 11" (4.32m x 3.33m)

With windows to the front elevation, built-in wardrobes, radiator.

Bedroom Two

14' 5" x 11' 11" (4.39m x 3.63m)

With window to the rear elevation, loft access, laminate floor, radiator.

Bedroom Three

11' 5" x 7' 6" (3.48m x 2.29m)

With window to the rear elevation, radiator.

Bathroom

6' 6" x 5' 0" (1.98m x 1.52m)

With window to the front elevation, bath with shower over, low-level WC, wash hand basin, airing cupboard, ladder towel rail/radiator.

Rear Garden

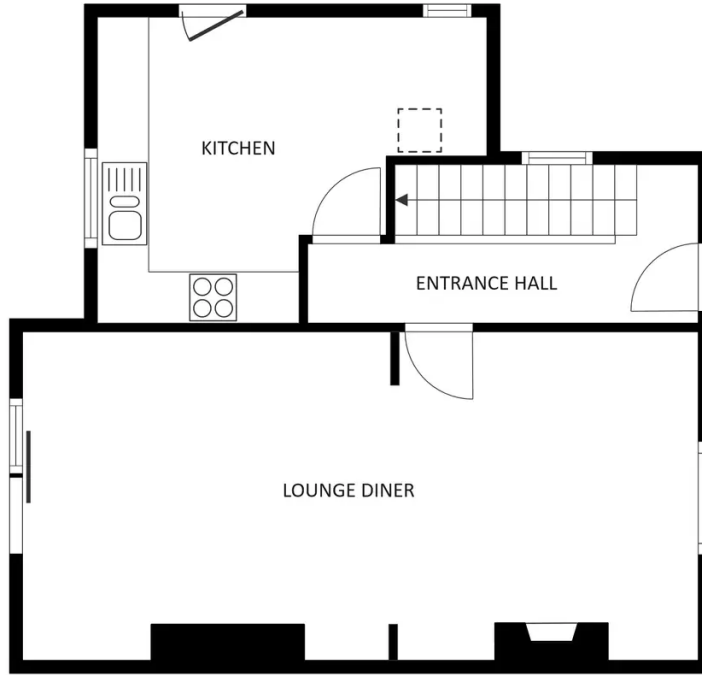
Tiered rear garden with slate patio seating area, paved pathway, further paved seating area, flowerbeds and shrubs, hedged border, workshop (19'1" x 11'8") with power and lighting, outside power.

Front Garden

With steps to the front door, flowerbeds and shrubs.

Parking

Providing off road parking.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 52.0 m² FLOOR 2 51.9 m²
 TOTAL : 103.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 52.0 m² FLOOR 2 51.9 m²
 TOTAL : 103.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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