



Duncan Road, Aylestone

Offers Over £240,000

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





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

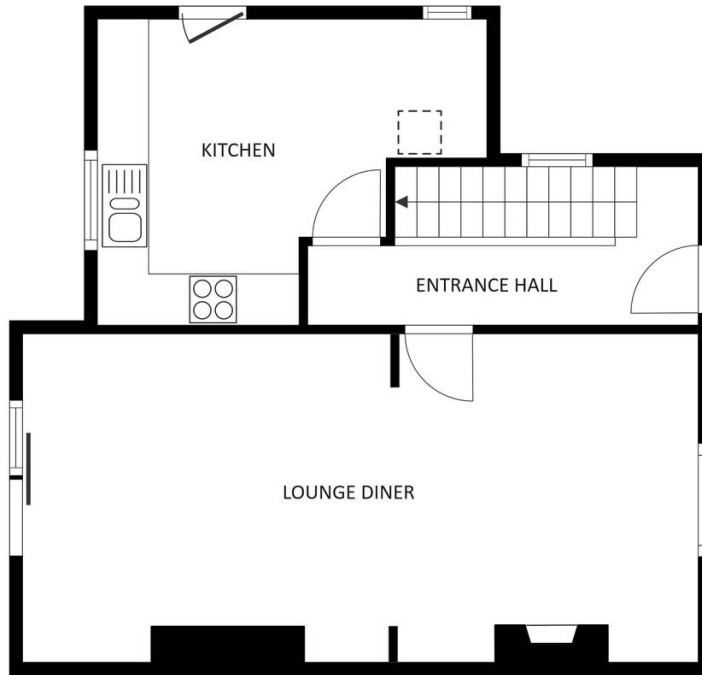
Tiered rear garden with slate patio seating area, paved pathway, further paved seating area, flowerbeds and shrubs, hedged border, workshop (19'1" x 11'8") with power and lighting, outside power.

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.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.