



## Percy Road, Aylestone

In Excess of £200,000

Modern mid-terrace home with two double bedrooms, spacious living room, dining room and garden. Close to Leicester Royal Infirmary, Leicester University, the city centre, and sports facilities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B







### Living Room

19' 9" x 11' 2" (6.02m x 3.40m)

With a double-glazed door to the front elevation, a double-glazed window to the front elevation, stairs to the first floor landing, a TV point, laminate flooring, a radiator.

### WC

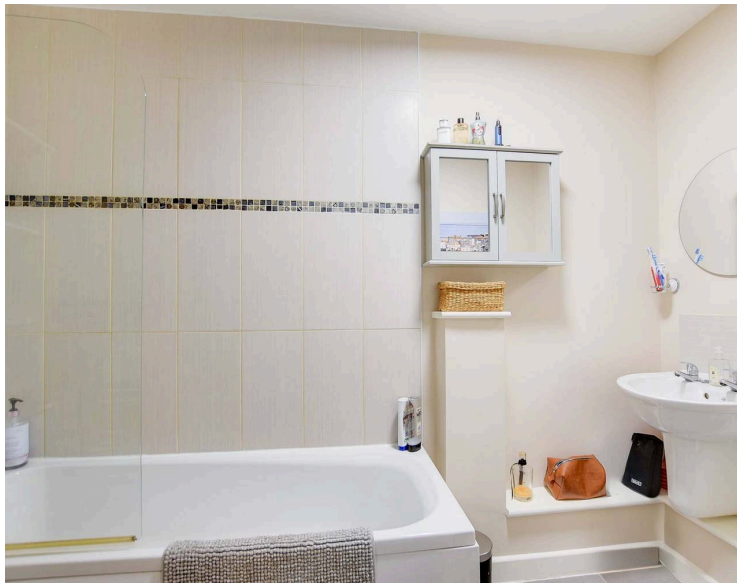
6' 3" x 2' 2" (1.91m x 0.66m)

With a WC, a wash hand basin, tiled flooring, a radiator.

### Dining Room

11' 10" x 8' 7" (3.61m x 2.62m)

With a double-glazed window to the rear elevation, laminate flooring, a radiator.



### **Kitchen**

9' 10" x 6' 5" (3.00m x 1.96m)

With a double-glazed window to the rear elevation, a door to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, an oven, a gas hob, a stainless steel chimney hood, plumbing for a washing machine, cupboard housing the boiler.

### **First Floor Landing**

With loft access, a radiator.

### **Bedroom One**

11' 2" x 9' 10" (3.40m x 3.00m)

With two double-glazed windows to the front elevation, a radiator.

### **Bedroom Two**

11' 2" x 8' 7" (3.40m x 2.62m)

With a double-glazed window to the rear elevation, built-in wardrobes, a radiator.

### **Bathroom**

9' 5" x 4' 6" (2.87m x 1.37m)

With a bath with a showerhead over, WC, wash hand basin, tiled flooring, heated towel rail.

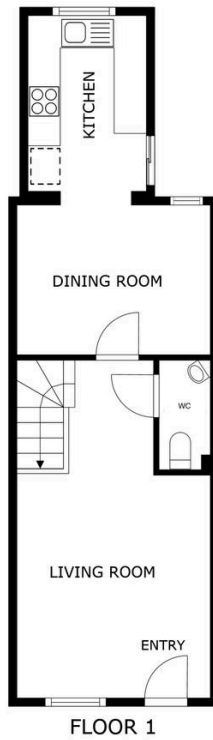
### **Rear Garden**

With a paved seating area, lawn, shrubs to the borders, a fenced and walled perimeter, two storage sheds.

### **Front Garden**

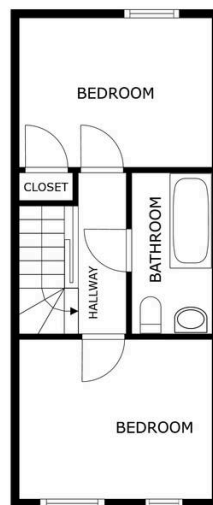
With a small gravelled frontage.





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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