



## Park Avenue, Aylestone

Guide Price £165,000

SOLD VIA AUCTION. Located within a CUL-DE-SAC is this PERIOD three bedroom terrace property enjoying accommodation spread over THREE FLOORS.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





### Reception Room One

12' 10" x 11' 1" (3.91m x 3.38m)

Measurement into bay window. With double glazed bay window to the front elevation, picture rail, wooden floor, radiator.

### Reception Room Two

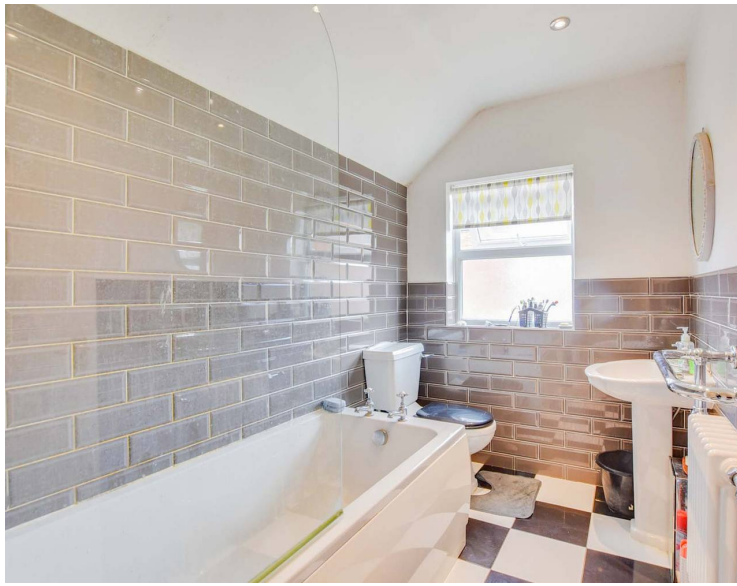
11' 7" x 11' 1" (3.53m x 3.38m)

With double glazed window to the rear elevation, stairs to first floor, wooden floor, radiator.

### Cellar

12' 10" x 11' 7" (3.91m x 3.53m)

With meters, lighting.



## Kitchen

15' 5" x 5' 5" (4.70m x 1.65m)

With double glazed door and window to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, gas cooker point, stainless steel splash back, extractor hood, wall mounted boiler, part tiled walls, tiled floor, radiator.

## First Floor Landing

With airing cupboard housing plumbing for washing machine, radiator.

## Bedroom One

11' 0" x 10' 10" (3.35m x 3.30m)

With double glazed window to the front elevation, picture rail, radiator.

## Bedroom Two

8' 7" x 8' 2" (2.62m x 2.49m)

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

## Bathroom

8' 6" x 5' 6" (2.59m x 1.68m)

With double glazed window to the rear elevation, bath with electric shower over, low-level WC, pedestal wash hand basin, tiled floor, part tiled walls, heated chrome towel rail.

## Second Floor

With access to bedroom three.

## Bedroom Three

11' 1" x 10' 10" (3.38m x 3.30m)

Measurement plus wardrobes. With double glazed window to the front elevation, fitted wardrobes, radiator.

## Front Garden

Small front forecourt.

## Rear Garden

With paved patio area, lawn, outside lighting, shed, fencing to side and rear, gate to rear access.



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