



Percy Road, Aylestone

£200,000

Modern 2-bed terraced house, ideal for first-time buyers or investors. Features gas central heating, double glazing, downstairs WC, and low maintenance garden. Close to schools and transport links.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





Living Room

12' 4" x 11' 3" (3.76m x 3.43m)

Natural light from the double-glazed window to front, oak effect flooring, TV point, radiator, access to inner lobby.

Inner Lobby/Hallway

Oak effect flooring, stairs to first floor, door to WC, archway to open plan area.

Downstairs WC

Obscure double-glazed window to side, low level WC, wash hand basin, tiled splashbacks, small radiator.

Dining Area

11' 0" x 7' 9" (3.36m x 2.36m)

Natural light from the double-glazed window to rear, oak effect flooring, radiator, space for fridge/freezer, progresses to the kitchen.



Fitted Kitchen

11' 2" x 6' 10" (3.41m x 2.08m)

Double-glazed window to rear, double-glazed door to rear garden, range of base and wall units, laminate work surfaces, stainless steel sink/drain, integrated electric hob and oven with extraction hood, plumbing for washing machine.

First Floor Landing

Bedroom 1

11' 0" x 9' 5" (3.35m x 2.87m)

Double bedroom with natural light from the double-glazed window to front, oak effect floor, TV point, radiator.

Bedroom 2

11' 1" x 10' 10" (3.38m x 3.29m)

Double bedroom, double-glazed window to rear, oak effect flooring, radiator

Bathroom

8' 6" x 4' 5" (2.59m x 1.34m)

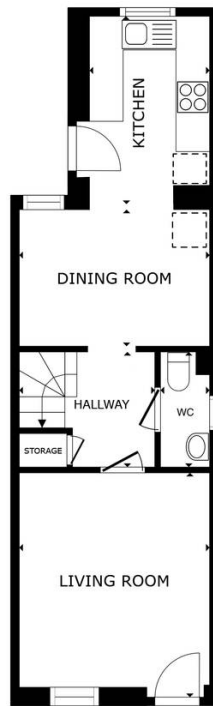
Double-glazed window to side, bath with shower over, low level WC, wash hand basin, tiled splashbacks, radiator.

Front Garden

Small fenced frontage providing access to the front door.

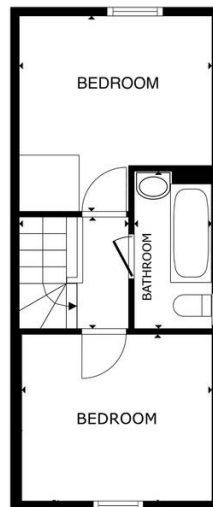
Garden

Low maintenance rear garden with fenced perimeters, patio area and lawn. Benefitting from sun light from the west and the south.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 395 sq.ft. FLOOR 2 321 sq.ft.
TOTAL : 716 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 395 sq.ft. FLOOR 2 321 sq.ft.
TOTAL : 716 sq.ft.
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.