

FLOOR PLAN

DIMENSIONS

Entrance Hall

Kitchen
10'04 x 6' (3.15m x 1.83m)

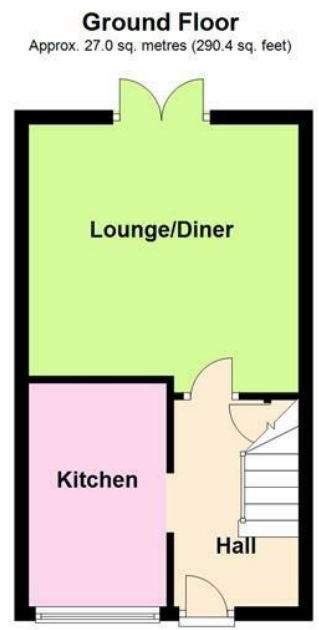
Lounge Diner
11'11 x 12' (3.63m x 3.66m)

Landing

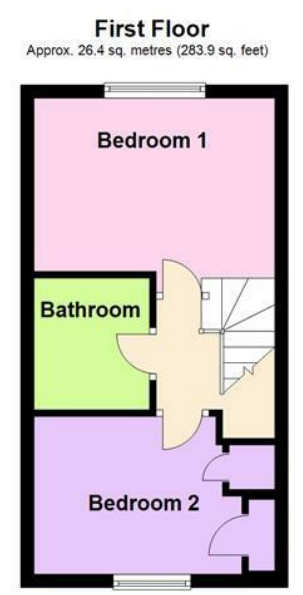
Bedroom One
9'06 x 12' (2.90m x 3.66m)

Bedroom Two
7'06 x 12' max (2.29m x 3.66m max)

Bathroom
6' x 5'06 (1.83m x 1.68m)



Total area: approx. 53.4 sq. metres (574.3 sq. feet)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

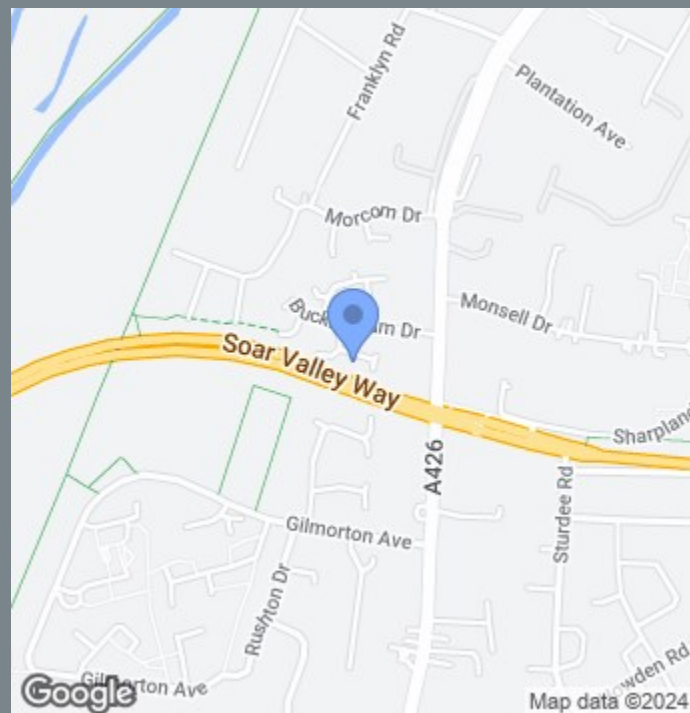
25 Althorp Close, Aylestone, Leicester, LE2 8PZ
Offers Over £190,000

OVERVIEW

- Perfect First Time Or Investment Purchase
- Popular Location & No Onward Chain
- Entrance Hall & Kitchen
- Living Room
- Two Bedrooms & Bathroom
- Off Road Parking
- Enclosed Rear Garden
- Viewing Highly Recommended
- EER Rating D , Freehold
- Council Tax Band - B

LOCATION LOCATION....

Aylestone is perfect for anyone wanting to be near the City Centre but without the hustle and bustle. Aylestone is close to surrounding motor ways and Fosse Shopping Park. Aylestone has everything to offer with a wide range of shops, supermarkets, takeaways, restaurants and pubs. For all the fitness fanatics there is a fully equipped gym with swimming pool, sauna, squash courts and tennis courts and an all-weather football pitch. The King Power stadium home to Leicester City Football Club is only a short drive away as is the Tigers Rugby Club. Aylestone is also home to the Leicestershire County Cricket Club. Aylestone has many schools for all ages including an all-girls secondary school and being a short bus drive away from the City Centre it is also convenient for anyone attending University or College or commuting via train. Aylestone Meadows forms the southern end of the Leicester riverside that stretches through the heart of the city to Watermead Country Park in the north. They are home to a variety of wildlife and is Leicester's largest local nature reserve. Aylestone boasts a really beautiful example of the grand union canal and this part of our Leicester Section follows the canal via lovely countryside right into the heart of Leicester City.



THE INSIDE STORY

In move into condition and ideal for first-time buyers or as an investment opportunity, this charming townhouse, offered with the added advantage of no onward chain, is a must-see property. The kitchen, strategically designed for efficiency and practicality, offers a space where culinary creations can come to life. Moving on, the living room serves as a versatile area, ideal for both relaxing evenings and hosting intimate dinner gatherings. As you ascend to the upper level, two bedrooms await, each designed to provide a peaceful retreat at the end of a long day. The well-appointed bathroom adds a touch of luxury and convenience, catering to the needs of the household. Upstairs, two bedrooms offer cozy retreats, and a well-appointed bathroom adds convenience to everyday living. Outside, off-road parking ensures ease of access, while the enclosed garden provides a private outdoor sanctuary. Don't miss the chance to explore this delightful townhouse that promises comfort, convenience, and potential for a new homeowner or investor.

