

FOR SALE



Winton Avenue, Leicester

3 Bedrooms, 2 Bathroom, End Terraced House

Asking Price Of £230,000


MARTIN&CO



- Location - West End
- End Terraced House
- Lounge
- Fitted Kitchen
- Drive Way
- Rear Garden
- Two bathrooms

PROPERTY DESCRIPTION Well presented end town house in a convenient residential location. Benefiting from gas central heating and double glazing, the accommodation comprises: entrance hall, lounge/diner, kitchen, cloakroom, utility area, three bedrooms, shower room and bathroom. Off road parking and gardens to the front and rear.

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



ENTRANCE HALL Upvc door to the front, laminate flooring, radiator and alarm panel.

LOUNGE/ DINER 23' 0" x 14' 6" (7.01m x 4.42m) Two double glazed windows to the front, fireplace with gas fire, two radiators, television point, telephone point, laminate flooring.

KITCHEN 12' 7" x 7' 8" (3.84m x 2.34m) Fitted with wall and base units, sink and drainer, work surfaces with tiling to splashbacks, plumbing for dishwasher, radiator, laminate flooring, double glazed window to the rear and double glazed French doors to the garden.

UTILITY AREA Wall units, work surfaces, plumbing for washing machine and double glazed window.

DOWNSTAIRS W/C Low level W/C central heating boiler and double glazed window to the rear.

FIRST FLOOR LANDING Stairs from the hall, loft access, stripped floorboards and double glazed window to the rear.



BEDROOM ONE 14' 6" x 11' 8" (4.42m x 3.56m) Double glazed window to the front, radiator, television point, telephone point and stripped floorboards.

BEDROOM TWO 11' 10" x 11' 2" (3.61m x 3.4m) Double glazed window to the front, radiator and stripped floorboards.

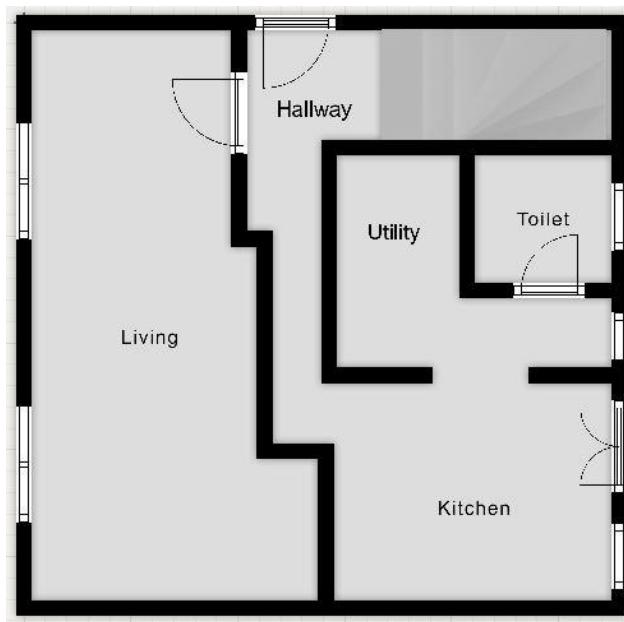
BEDROOM THREE 10' 1" x 7' 8" (3.07m x 2.34m) Double glazed window to the rear, radiator and stripped floorboards.

SHOWER ROOM 4' 4" x 6' 3" (1.32m x 1.91m) Shower cubicle, wash hand basin, low level w.c., part tiling, radiator, spot lighting, stripped floorboards and double glazed window to the side.

BATHROOM 5' 7" x 8' 0" (1.7m x 2.44m) Roll top bath, wash hand basin, part tiling, radiator, spot lighting, stripped floorboards and double glazed window to the side.

Outside To the front of the property is block paved parking for approximately two vehicles and a walled and gated garden area. The rear garden has paved and decked areas, lawn, borders with plants and shrubs, pond, outside tap, security lighting and two outbuildings.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.