



Imperial Avenue, Leicester, LE3 1AH

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Property Description

An extended bay fronted semi-detached family home located in this ever popular location within the West End area of Leicester which has brilliant access to the vibrant bars, restaurants and night life on Braunstone Gate and Narborough Road.

The accommodation is set across two floors briefly comprising: entrance hall, two reception rooms, extended recently refitted kitchen. First floor landing with two double bedrooms, one single bedroom and a family bathroom. Outside is a garage, off road parking and mature rear garden. Potential to extend, subject to the relevant planning consent. The property is offered for sale with no upward chain.





Key Features

- Extended Bay Fronted Semi-detached Home
- Single Garage To Rear Aspect
- Three Bedrooms
- Two Reception Rooms
- Recently Re-fitted Kitchen
- Gas Fired Central Heating With Combi Boiler
- Upvc Double Glazing
- No Upward Sales Chain

£250,000

Location

The property is situated in a mature residential area enjoying local shopping and recreational facilities. Both Braunstone Park and Westcotes Park are within walking distance whilst The Highcross Shopping Centre and Braunstone Gate with its popular bars and restaurants is just under 2 miles away. There is good access to the City centre, Hospitals, Universities and mainline Railway Station with services in all directions, including London St Pancras International. For the road commuter there is good access to the local ring road network including A47, A5460, A50 inner and outer ring roads and the M1 and M69 motorways are accessed at Jct 21, some 3.5 miles distant.

Accommodation in Detail

Ground Floor

Entrance Hallway

Original leaded/stained glass entrance door, picture rail, stairs rising to first floor landing, radiator, doors to Lounge, dining room and storage cupboard.

Lounge

12'5" x 11'4" (3.78m x 3.45m)

Upvc double glazed bay window to front aspect, radiator, picture rail, feature fireplace with tiled surround & hearth.

Dining Room

17'5" max x 12'11" max (5.31m max x 3.94m max)

Upvc double glazed door to rear leading out to rear garden, oak wooden flooring, radiator, coving to ceiling, door through to kitchen.

Kitchen

14'4" x 7'4" (4.37m x 2.24m)

Recently re-fitted with a range of wall and base level units with work surface over, stainless steel sink with mixer tap and tiled splashback. Space for washing machine, fridge/freezer and dishwasher. Upvc double glazed window to side aspect, Upvc double glazed door to side leading out to rear garden. Radiator, extractor fan.

First Floor

Landing

Upvc double glazed window to side aspect, picture rail, doors to bedrooms and family bathroom.





Bedroom One

12'6" + bay x 11'0" (3.81m + bay x 3.35m)

Upvc double glazed bay window to front aspect, radiator, picture rail, feature fireplace with tiled surround & hearth.

Bedroom Two

13'0" x 10'11" (3.96m x 3.33m)

Upvc double glazed window to rear aspect, radiator, picture rail, feature fireplace with tiled surround & hearth.

Bedroom Three

7'5" x 6'2" (2.26m x 1.88m)

Upvc double glazed window to front aspect, radiator.

Bathroom

8'6" x 6'0"

Fitted with a three piece suite comprising of bath with shower over and glass shower screen, wash hand basin and low flush W.C, Upvc double glazed window to rear aspect. Spotlights to ceiling,

Outside

Enclosed garden to rear aspect with paved patio, lawn area & flower borders, a variety of Mediterranean plants, paved pathway leading to pedestrian side door providing access to single garage situated to the rear of the garden.

Single Garage

Concertina sliding door to front aspect, pedestrian side door providing access to rear garden, electric point and light.





Floorplan



Ground Floor

Created using Vision Publisher™



First Floor

Created using Vision Publisher™



EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority
Leicester (city of)

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