

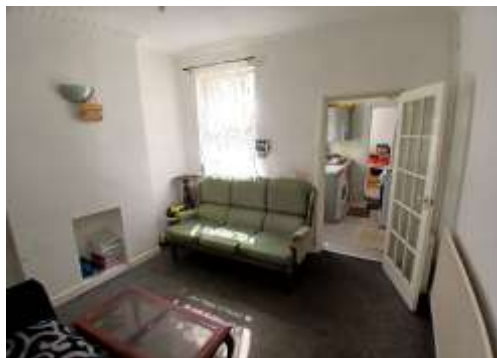
FOR SALE

Clifton Road Aylestone, Leicester LE2 8AA



ASKING PRICE: £175,00

- A Well-Presented End of Terrace Property
- Located In Aylestone, Within Close Proximity to Many Amenities
- Suitable For Investors/First Time Buyers
- Lounge, Dining Room, Kitchen & Storage Room
- 2 Bedrooms & Bathroom
- Rear Enclosed Garden



Location

This property is located on Clifton Road, which is between Saffron Lane and New Park Road, in the popular area of Aylestone. The property is well positioned for access to nearby amenities including convenience stores, eateries, leisure centres, schooling and much more.

Description

A well-presented and spacious 2-bedroom end terraced property which briefly comprises of an ample sized lounge, dining room, fitted kitchen, storage room, 2 bedrooms and a family bathroom. Externally, a rear enclosed garden.

This property is suitable for investors and first-time buyers.

Accommodation

All measurements are approximate:

Lounge - 11' 5" x 11' 2" (3.48m x 3.40m)

Door to front, double glazed window to front, gas fire place, radiator, power points, pendant light fitting.

Dining Room - 11' 4" x 11' 4" (3.45m x 3.45m)

Double glazed window to rear, radiator, power points, pendant light fitting, stairs to first floor, storage cupboard under stairs.

Kitchen - 9' 2" x 6' 1" (2.79m x 1.85m)

Door to side providing access to rear garden, double glazed window to side, wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer taps, four burner gas hob with extractor fan over, oven, plumbing for washing machine, radiator, power points, pendant light fitting.

Storage Room

Double glazed window to side, power points, pendant light fitting.

Bedroom One - 11' 4" x 10' 11" (3.45m x 3.32m)

Double glazed window to the front, radiator, power points, pendant light fitting.

Bedroom Two - 11' 6" x 8' 3" (3.50m x 2.51m)

Double glazed window to the rear, built in wardrobes, radiator and power points, pendant light fitting.

Bathroom - 8' 9" x 6' 2" (2.66m x 1.88m)

Double glazed window to rear, panelled bath, electric shower, pedestal wash hand basin, low level WC, combi boiler, radiator.

Outside

Rear enclosed garden.

Tenure

Freehold.

EPC

Band D.

Council Tax

The property falls within Band A.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

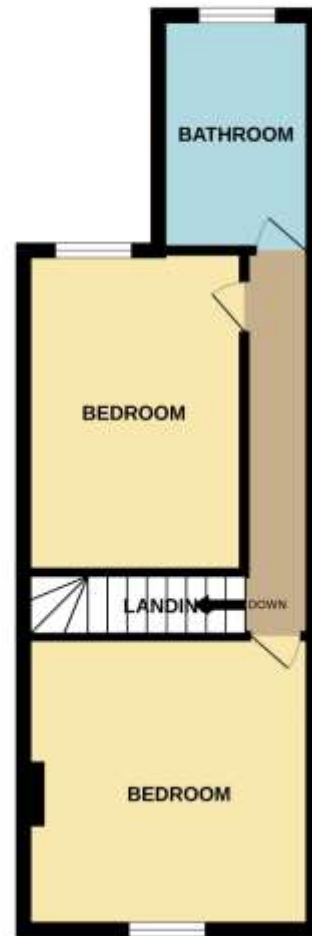
Email: info@shonkibrothers.com



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

