



Merton Avenue, Leicester, LE3 6BF

£245,000

A beautifully presented Victorian end of terrace three bedroom property which provides great access to local shops, schools and amenities and is quietly tucked away at the end of this established and much sought after cul de sac location. The accommodation is tastefully decorated throughout and has well proportioned rooms across two floors. The ground floor has a 25' open plan living dining area, re fitted kitchen, cloakroom wc and rear lobby area. On the first floor there are three well proportioned bedrooms and a re fitted bathroom area. Outside the courtyard gardens are well maintained and are low maintenance.

Council Tax Band Band A
Council Tax Estimate £1,605
EPC Rating D



35 Merton Avenue, Leicester, LE3 6BF

ENTRANCE HALL

Stairs to first floor, wood laminate flooring,

Hardstanding courtyard gardens to rear

LIVING AREA 25'11" x 11'1"

(including dining area) (7.9 x 3.4
(including dining area))

Double glazed bay window to front aspect, open plan to dining area, wood laminate flooring

DINING AREA 25'11" x 10'9"

(including living area) (7.9 x 3.3
(including living area))

Double glazed doors to rear gardens, wood laminate flooring, door to kitchen area, storage cupboard

REAR LOBBY

Access to garden area, door to cloakroom

CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

KITCHEN AREA 16'8" x 8'6" (5.1 x 2.6)

Double glazed window to garden area, fitted with a matching range of floor and wall units with work surfaces over, integrated and free standing appliances, tiled surrounds

FIRST FLOOR LANDING

Loft access, carpet flooring

BEDROOM ONE 15'1" x 10'9" (4.6 x 3.3)

Double glazed window, carpeted flooring

BEDROOM TWO 12'1" x 8'10" (3.7 x 2.7)

Double glazed window, carpet flooring

BEDROOM THREE 7'10" x 8'6" (2.4 x 2.6)

Double glazed window, laminate flooring

BATHROOM

Matching bathroom suite with tiled surrounds

GARDENS





