



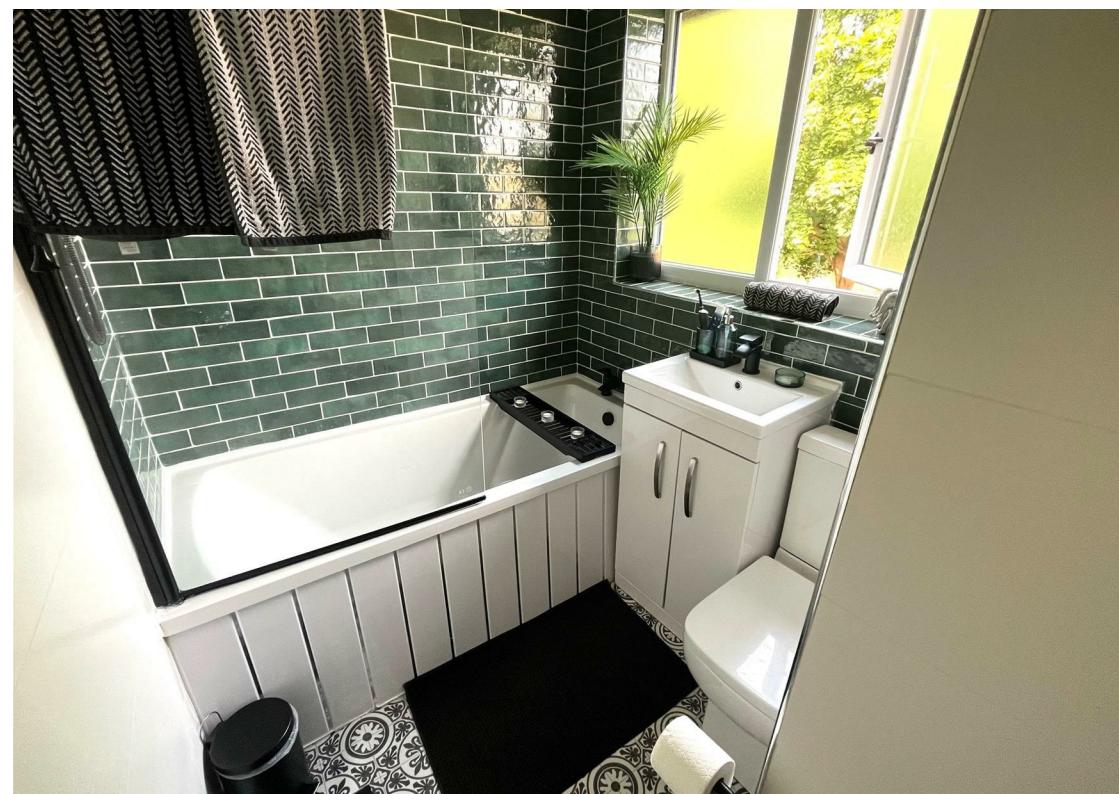
6 Warren Avenue  
, Leicester, LE4 9WY  
**£160,000**





Recently Renovated! Ideal for First Time Buyers & Investors alike is this immaculately presented, turn key, One bedroom property situated in a sought-after location off Barkbythorpe Road. Inside, the accommodation briefly comprises; lounge-diner and a modern fitted kitchen to the ground floor with a double bedroom and tiled bathroom to the first floor. The property also benefits from electric heaters, uPVC double glazing, two allocated parking spaces and a low maintenance rear garden.

- Recently Renovated
- Ideal For FTB / BTL
- One Double Bedroom
- Town House
- Off Road Parking
- Freehold / Council Tax Band A
- EPC Rating D



## Location

The property is located approximately 4 miles north of Leicester city centre. It is within access to the inner ring road and Tesco superstore which can be located in the Hamilton district of Leicester. Barkbythorpe Road also offers access to some of North Leicestershire's desirable villages such as Barkbythorpe which will then lead through to Queniborough.

## The Property

The property is entered via uPVC double glazed door leading into.

## Lounge-Diner

12'11" x 15'7" (3.96 x 4.77)

(maximum measurements) Full width living space with dual aspect windows, electric heater, spiral staircase leading to the first floor and provides access into the kitchen.

## Kitchen

6'5" x 5'9" (1.98 x 1.76)

Fitted with a range of floor and wall mounted units, roll top work surface and tiled splashbacks. The modern kitchen also benefits from an electric oven, hob and extractor fan, plumbing for a washing machine, stainless steel sink and drainer unit and uPVC double glazed window to the rear aspect.

## The First Floor Landing

Providing access to the following.

## Bedroom

13'0" x 8'1" (3.97 x 2.48)

Full width double bedroom with dual aspect windows wardrobe, storage cupboard and loft access.

## Bathroom

7'1" x 5'5" (2.17 x 1.67)

(maximum measurements) Fitted with a modern 3 piece suite less than a year old comprising bath with shower over, vanity unit with basin and wc. The tiled bathroom also benefits from an obscure uPVC double glazed window.

## Outside

The property benefits from a low maintenance slabbed garden with fenced boundary and two off road parking spaces.

## Services

The property benefits from mains, water, drainage and electric.

Internet: Standard, super and ultrafast available - see ofcom checker for more details.





## Floor Plan



## Viewing

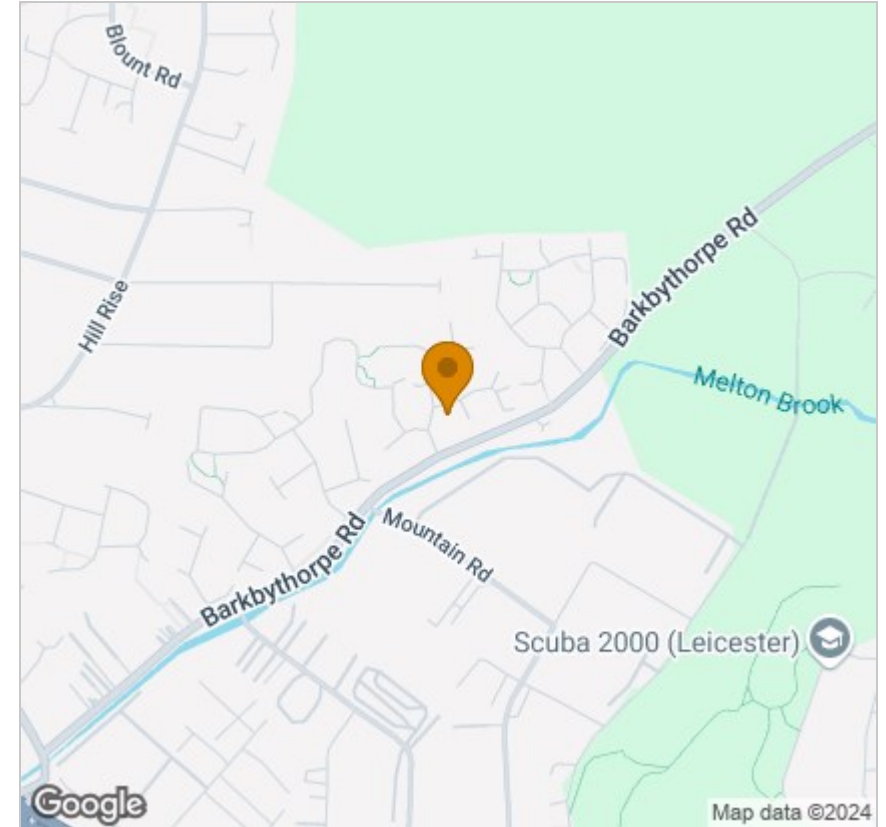
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	