

Aston & Co

ESTATE & LETTING AGENTS



36 Elstree Avenue

, Leicester, LE5 1LP

£240,000



NO UPWARD CHAIN!!!!Set in the popular suburb of Netherhall this mid-town house is perfect for buyers wanting to put their mark on a property. The accommodation briefly consists of, entrance hall, a spacious lounge diner and a kitchen to the ground floor, to the first floor are three good size bedrooms and shower room. The property also benefits from upvc double glazing, gas central heating, rear garden and off road parking. Internal viewing is highly recommended and strictly by appointment only.

- Mid Town House
- Popular Location
- Three Good Size Bedrooms
- Upvc Double Glazing & Gas Central Heating
- Rear Garden
- Off Road Parking
- No Upward Chain
- EPC Rating D, Council Tax Band A, Freehold



Location

Netherhall can be found approximately four and half miles East of Leicester City centre, it is an established residential area. It also offers excellent transport links to and from Leicester City centre and excellent shopping facilities which include the Tesco superstore in Hamilton.

The Property

The property is entered via a upvc double glazed door leading into.

Porch

2'5" x 3'8" (0.74 x 1.14)

With glazed door leading into.

Entrance Hall

4'11" x 3'6" (1.52 x 1.09)

With stairs to the first floor.

Lounge-Diner

16'11" x 12'10" (5.18 x 3.92)

Kitchen

6'9" x 12'6" (2.07 x 3.82)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splashbacks. The kitchen also benefits from a free standing cooker, sink and drainer unit, plumbing for a washing machine and under stairs storage cupboard.

Rear Hall

With storage cupboard (currently housing the fridge freezer) and door leading to the rear garden.

The First Floor Landing

With loft hatch, over stairs storage cupboard and provides access to the following.

Bedroom One

10'5" x 12'2" (3.18 x 3.72)

With built in wardrobe and cupboard housing the boiler.

Bedroom Two

8'10" x 13'5" (2.71 x 4.11)

With window to the front.

Bedroom Three

10'5" x 6'8" (3.18 x 2.04)

With window to the front.

Shower Room

5'3" x 7'3" (1.61 x 2.22)

Fitted with a three piece suite comprising, low level wc, pedestal basin and walk in shower.

Outside

The front is a paved driveway accessed by double gates which in turn leads to the property and a passageway leading to the rear.

To the rear is garden with fenced boundaries and a brick store.



Floor Plan



Viewing

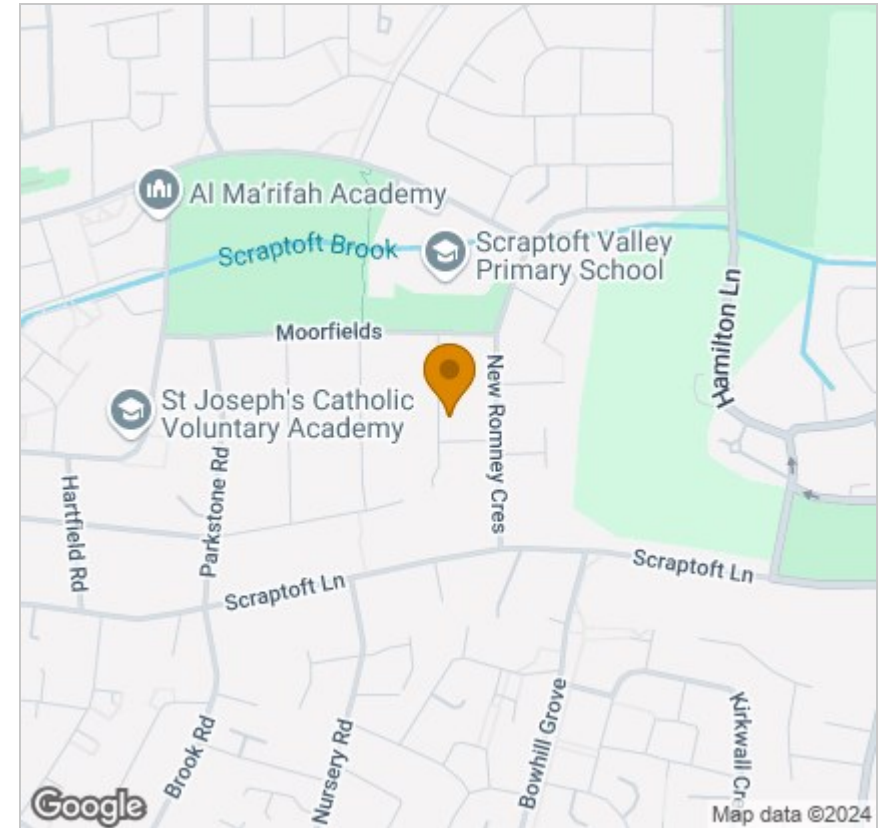
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

