

# Aston & Co

ESTATE & LETTING AGENTS



6 Rosedale Avenue

, Leicester, LE4 7AU

£220,000



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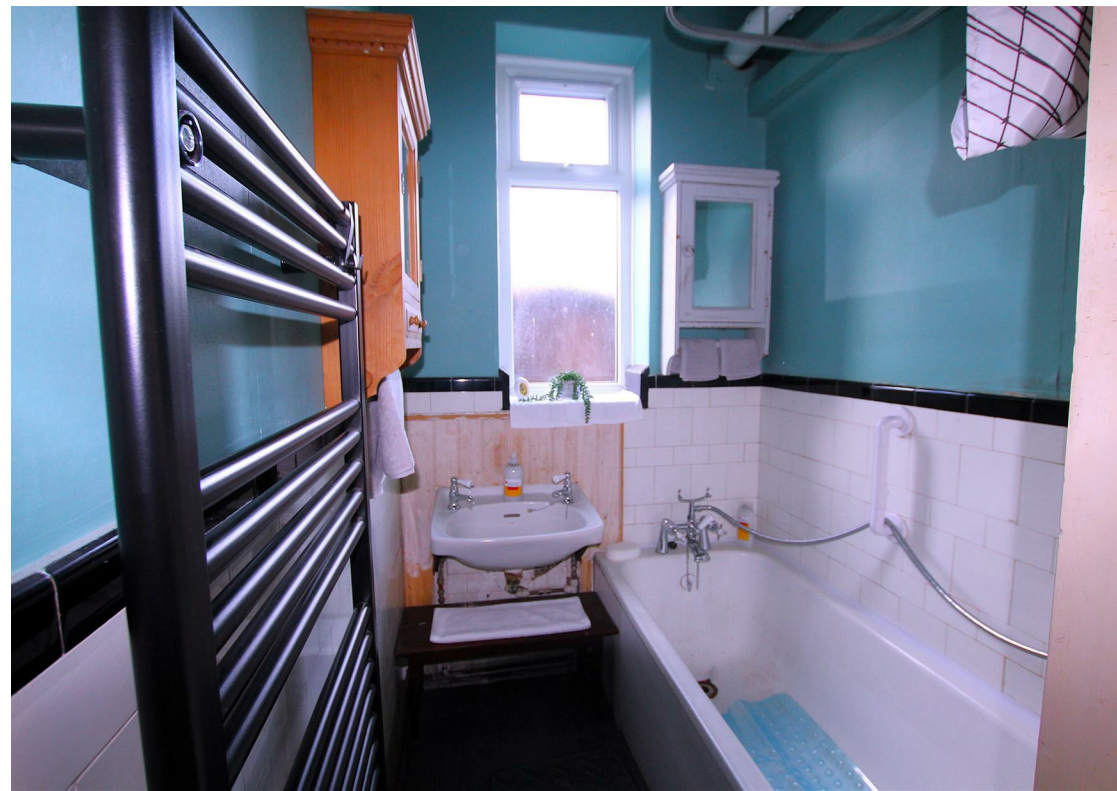


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**OFF GYPSY LANE, RENOVATION PROJECT, NO CHAIN!!!!**

Aston & Co are delighted to offer to the market this end town house located in this popular suburb of the city. The property does require modernisation but offers great potential. The accommodation briefly comprises of, entrance hall, lounge, kitchen, bathroom and a WC to the ground floor, with three bedrooms to the first floor. The property also benefits from front and rear gardens timber workshop and gas central heating. Internal viewing is highly recommended and strictly by appointment only.

- End Town House With Generous Plot
- Popular Location
- Three Bedrooms
- Needs Modernisation, Potential To Extend
- Workshop
- Viewing Essential
- No Upward Chain
- EPC Rating D, Freehold, Council Tax Band A



## The Property

The property is entered via a hardwood door leading into.

## Entrance Hall

With stairs to the first floor and provides access to the following.

## Lounge

11'3" x 12'8" (3.43 x 3.88 )

With bay window to the front and gas fire with surround.

## Kitchen

8'9" x 9'1" (2.67 x 2.78)

## Bathroom

8'8" x 4'8" (2.66 x 1.43 )

Fitted with a two piece suite comprising, bath with shower over and a wall mounted basin.

## Rear Hall

With doors leading to the garden & WC.

## WC

4'3" x 2'11" (1.30 x 0.90 )

With low level wc.

## Bedroom One

9'8" x 13'5" (2.96 x 4.10 )

Bay window to the front aspect.

## Bedroom Two

6'11" x 10'3" (2.12 x 3.13 )

## Bedroom Three

7'3" x 6'11" (2.21 x 2.12 )

## Outside

To the front is a paved garden with fenced boundaries.

To the rear is a mature garden and timber workshop.

## Services

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



## Floor Plan



## Viewing

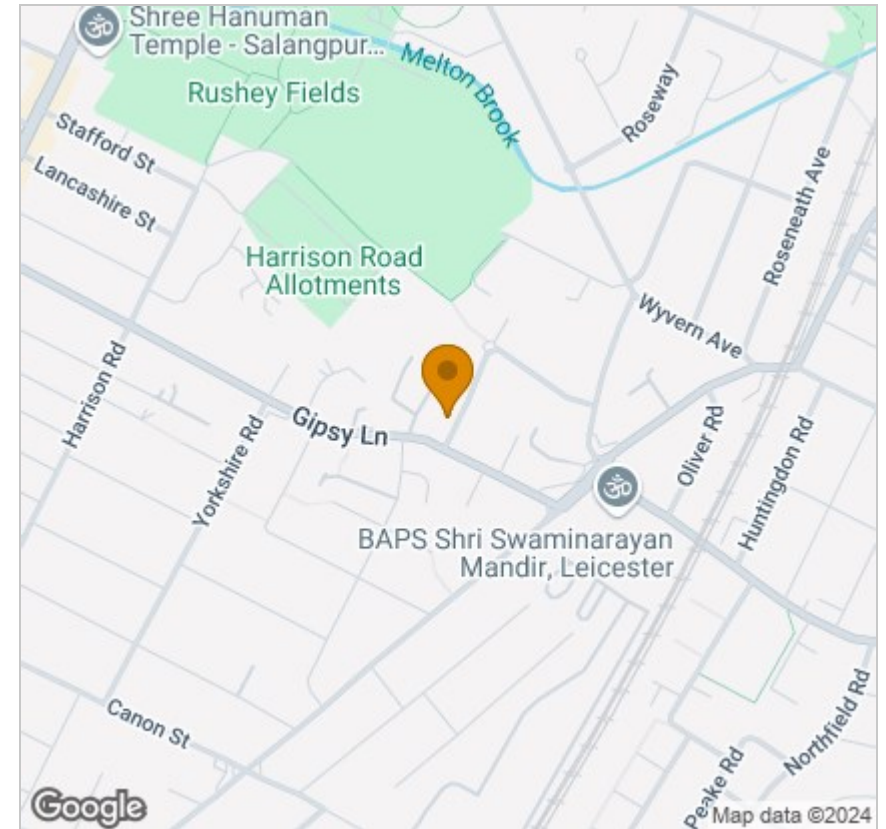
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

