

Rutland Avenue, Aylestone

£215,000 Freehold

Bay-fronted three-bedroom terrace on Rutland Avenue, Aylestone. Through lounge diner, fitted kitchen, patio garden and no upward chain.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

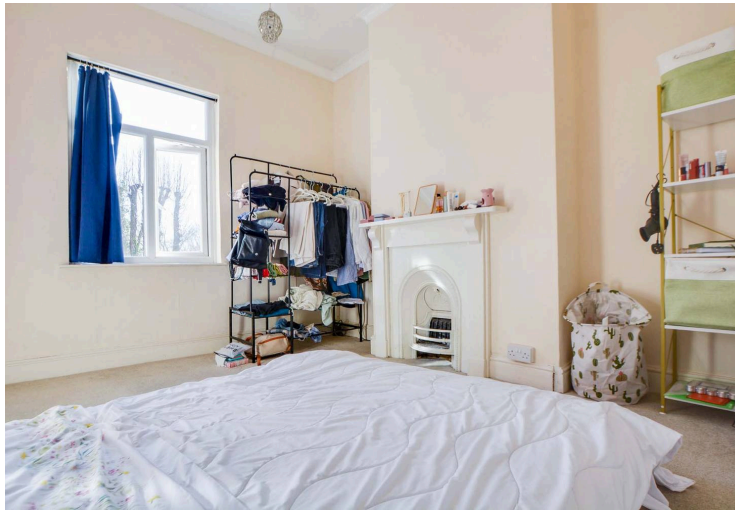
EPC Environmental Impact Rating: D



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Entrance Hall

Entered via a double-glazed composite front door; includes stairs to the first-floor landing and a radiator.

Through Lounge Diner

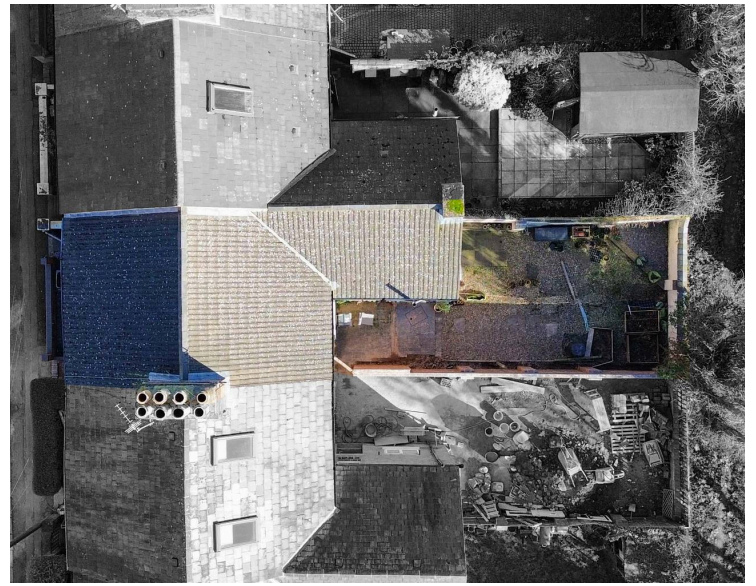
26' 6" x 11' 10" (8.08m x 3.61m)

A light and airy space with a double-glazed window to the front elevation. Features a chimney breast with a fire surround and hearth, picture rail, television point, two radiators, and access to the kitchen.

Kitchen

12' 6" x 7' 7" (3.81m x 2.32m)

Includes a double-glazed window to the side elevation and a door to the rear garden. Equipped with base and wall units, marble-effect work surfaces, stainless steel sink/drain, tiled splashbacks, and an integrated four-ring gas hob and oven. Features plumbing for a washing machine, space for a tumble dryer, and an understairs cupboard.



First Floor Landing

Includes a double-glazed window to the side elevation.

Bedroom One

12' 3" x 10' 0" (3.74m x 3.06m)

Features a double-glazed window to the front elevation, a chimney breast with a feature fireplace, coving to the ceiling, and a radiator.

Bedroom Two

8' 9" x 6' 0" (2.66m x 1.84m)

Includes a double-glazed window to the rear elevation, a chimney breast with fire surround and hearth, coving, and a radiator.

Bedroom Three

11' 8" x 10' 1" (3.55m x 3.08m)

Features a double-glazed window to the front elevation, a loft inspection hatch, and a radiator.

Bathroom

8' 7" x 7' 9" (2.62m x 2.35m)

Features a double-glazed window to the rear elevation, bath, low-level WC, wash hand basin, tiled splashbacks, built-in cupboard, and a radiator.

Front Garden

Foregarden frontage.

Rear Garden

Consists of a patio and a gravelled seating area with brick-walled borders.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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