

JAMES SELICKS

13 AVERIL ROAD

LEICESTER
LE5 2DD

GUIDE PRICE £275,000





A spacious and well-maintained three-bedroom semi-detached home, ideally positioned within a popular residential area and offering generous living accommodation throughout.

Benefiting from a bright sun room, ample off-road parking and a substantial rear garden, the property is perfectly suited to families, first-time buyers or upsizers.

Porch • hallway • open-plan lounge/diner • sun room • kitchen • three bedrooms • family bathroom • driveway • generous rear garden • shed • EPC - C

Location

Just three and a half miles east of Leicester city centre, the area provides excellent access into Leicester with its shopping facilities and mainline railway station, along with a range of local shopping amenities found along the nearby Uppingham Road.

Accommodation

An entrance hallway leads through to an impressive open-plan lounge/diner measuring over 24ft in length, creating a superb space for both everyday living and entertaining. Natural light flows through the room via the large front window and French doors opening into the sunroom/conservatory, which provides an additional reception area with attractive views across the garden and direct outdoor access.

The fitted kitchen offers a range of eye and base level units and drawers with ample preparation surfaces, space for appliances and a practical layout making excellent use of the available space.

To the first floor, the landing gives access to three bedrooms, two comfortable double bedrooms with built-in wardrobes and a third ideal as a nursery, dressing room or home office. The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin and WC.

Outside

The property enjoys a block-paved driveway to the front providing off-road parking. To the rear is a generous enclosed garden, mainly laid to lawn with mature shrubs, planted borders, pathways and a useful garden shed, offering excellent outdoor space for families and entertaining alike.

Tenure: Freehold.

Listed Status: None. **Conservation Area:** None.

Local Authority: Leicester City Council, **Tax Band:** B

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre (or FTTC) broadband, 1000mbps.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.







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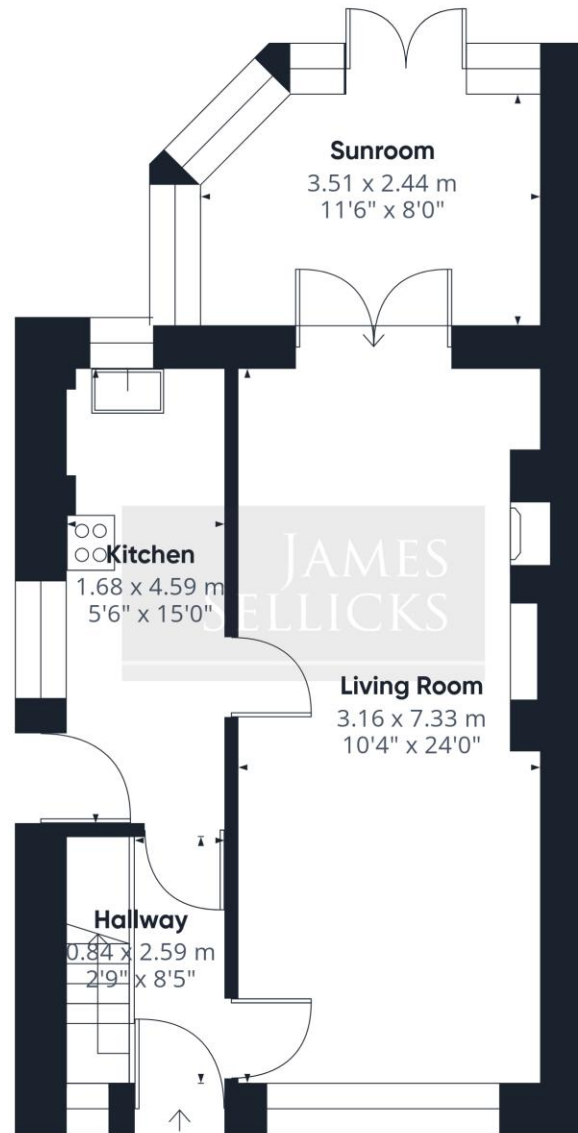
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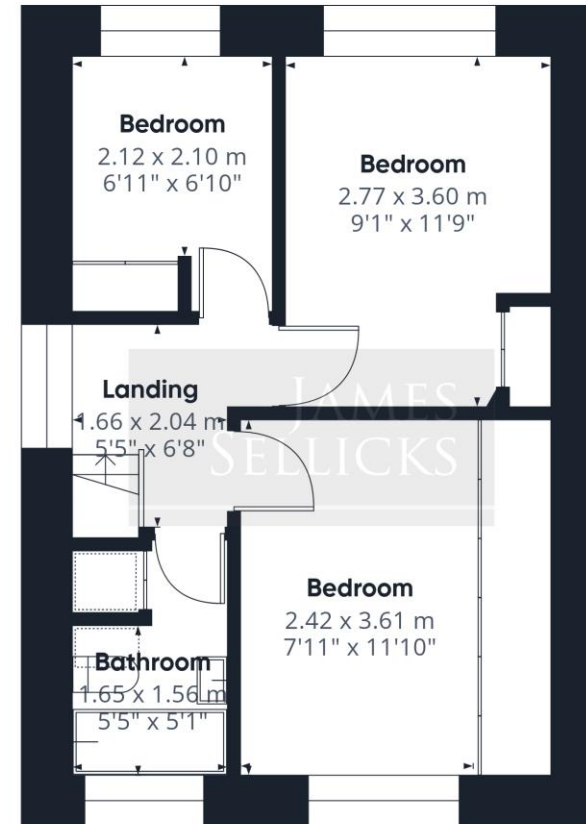
4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Floor 1



Floor 2



Approximate total area⁽¹⁾

76.1 m²
 817 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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