



Aylestone Road, Leicester LE2 8TA

welcome to

Aylestone Road, Leicester

A deceptively spacious end-terrace on Aylestone Road featuring a bright bay-fronted lounge, dining room, fitted kitchen with integrated appliances, utility room, two bedrooms (one with balcony and canal views), a family bathroom, rear garden, and a resurfaced driveway for multiple cars.

Entrance Hall

With radiator Walk in pantry, understairs cupboard. Side door with vestibule leading to living room, downstairs toilet and store room.

Lounge

Bay window to the front, window to the side and radiator. Oak floor surround with inlaid carpet. Tiled fireplace.

Dining Room

Window to the side and radiator.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, laminated flooring, integrated oven, hob and extractor fan. Window to the rear.

Utility Room

French doors to the rear.

First Floor Landing

Window to the rear.

Bedroom One

Window to the side, French doors leading to a balcony, fitted wardrobes.

Bedroom Two

Window to the rear, window to the side, fitted wardrobes and radiator.

Bathroom

Window to the front, bath with shower over, WC, hand wash basin, radiator, fully tiled and loft access.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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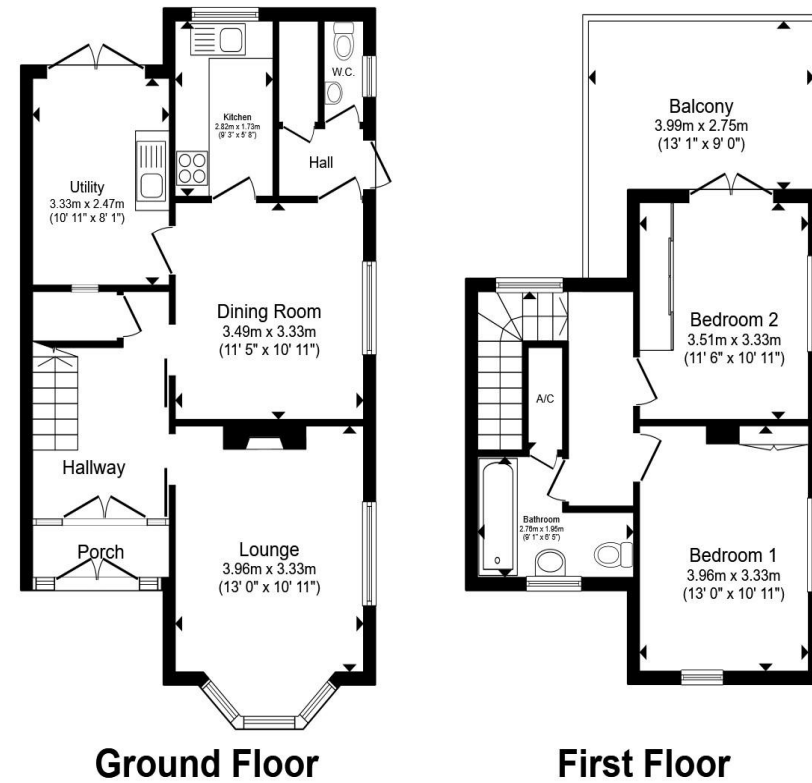
welcome to

Aylestone Road, Leicester

- Deceptively spacious home
- Bay-fronted lounge
- Balcony with canal views
- Kitchen with appliances + utility
- Multi-car driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers over
£250,000



Total floor area 89.6 m² (965 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
LHS120908 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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