



College Avenue, Off London Road

£265,000 Freehold

Attractive period end-terrace with 3 double bedrooms, 2 reception rooms, conservatory & 2 bathrooms. Paved courtyard garden. Great city centre access. No upward chain.





Entrance Hall

With stairs to the first floor, wooden flooring, and a radiator.

Reception One

13' 9" x 10' 6" (4.20m x 3.20m)

With a bay window to the front elevation, coving to the ceiling, picture rail, meter cupboard, wooden flooring, fireplace, and radiator.



Reception Two

13' 9" x 12' 6" (4.20m x 3.80m)

With secondary double-glazed window to the rear elevation, under-stairs storage cupboard, fireplace, wooden flooring, radiator.

Kitchen Breakfast Room

17' 9" x 8' 10" (5.40m x 2.70m)

With secondary double-glazed window to the rear and side elevations, further window to the side elevation, ceramic sink and draining unit, with further wall and base units and work surfaces over, gas cooker point with stainless steel chimney hood over, space for fridge-freezer, wall-mounted boiler, radiator.

Conservatory

12' 6" x 5' 3" (3.80m x 1.60m)

With double-glazed doors to the rear garden, two skylight windows to the side elevation and a radiator.





Ground Floor Shower Room

6' 3" x 4' 7" (1.90m x 1.40m)

With a window to the side elevation, tiled shower cubicle with electric shower, pedestal wash hand basin, low-level WC, tiled flooring, heated chrome towel rail.

First Floor Landing

With a window to the side elevation, wooden flooring, and loft access.

Bedroom One

13' 9" x 12' 2" (4.20m x 3.70m)

With two secondary double-glazed windows to the front elevation, wooden flooring, and a radiator.

Bedroom Two

10' 6" x 9' 10" (3.20m x 3.00m)

With a secondary double-glazed window to the rear elevation, wooden flooring, and a radiator.

Bedroom Three

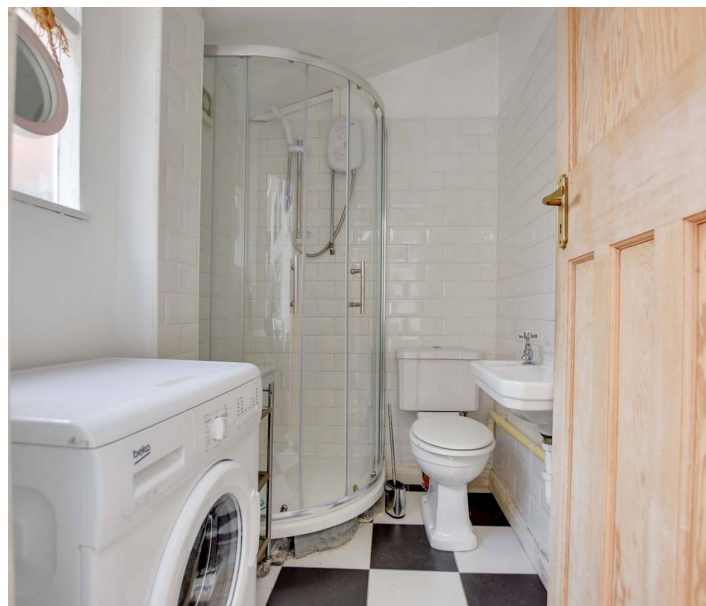
10' 6" x 8' 10" (3.20m x 2.70m)

With a secondary double-glazed window to the rear elevation and a radiator.

Bathroom

5' 7" x 5' 7" (1.70m x 1.70m)

With a secondary double-glazed window to the side elevation, bath, pedestal wash hand basin, low-level WC, tiled flooring, built-in shelving, and radiator.









Front Garden

Gated access to established front garden with hedge providing privacy, shrubs, and mature vine to the front.

Rear Garden

Paved courtyard-style rear garden with gated rear access, outside lighting, and established shrubs.

Permit Parking Zones

The property is within a controlled parking zone. Buyers and tenants should make their own enquiries with the local council regarding permit availability and associated costs.



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





The property is located for everyday amenities and services including local public and private schooling together with nursery day-care, Leicester City Centre and University of Leicester, Leicester Royal Infirmary and Leicester General Hospital, and is within close proximity of Victoria Park, Leicester City Centre and Queens Road shopping parade with its specialist shops, bars, boutiques and restaurants. London Road train station is also within reach.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

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