Avenue Road | | Sileby | LE12 7PG

Asking price £185,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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Situated in the heart of Sileby, this delightful end-terrace character property offers spacious and well-proportioned accommodation, making it an ideal choice for first-time buyers, young families, or those looking to downsize. Internally, the property features a welcoming entrance hall leading to a bright and airy living room with character features, complemented by a spacious dining area. The fitted kitchen offers an ample workspace, upstairs there are two bedrooms and a family bathroom. The property benefits from a private enclosed rear garden, providing an excellent space for relaxing or entertaining, along with side access. Conveniently located within walking distance of Sileby's village centre, residents can enjoy a range of local amenities including shops, schools, cafés, pubs, and excellent transport links, including the railway station with direct services to Leicester, Loughborough and Nottingham.

- SOLD - BY RICHARD HARRISON ESTATE AGENTS
- Stylish and Modern
- Two Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- Dining/Family Room
- On Street Parking
- Character Features
- No Chain
- Contact Us To View!

Entrance Hall
Gives access to-

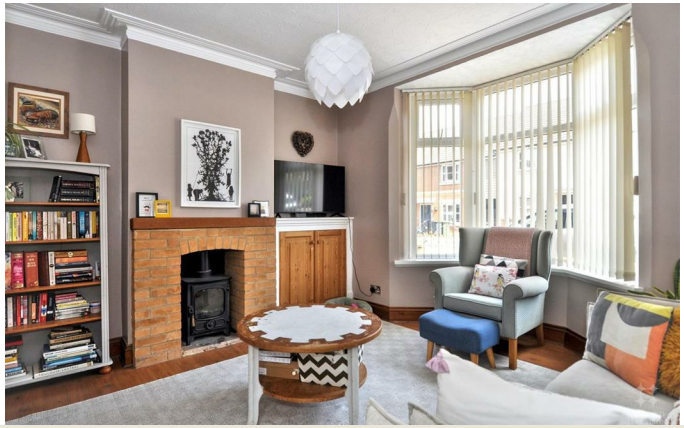
Kitchen
With a range of fitted units, worktops and space for appliances. There is a ceramic sink, a window and door to the side.

Dining Room
A spacious room with a staircase to the first floor and a window to the rear.

Living Room
A lovely size room with feature fireplace and window to the front.

First Floor Landing
Gives access to-

Bedroom 1
A large double bedroom with a window to the front.



"Ideal for Singles and Couples"

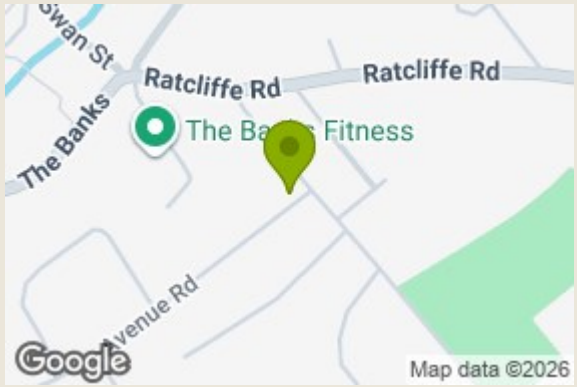
Bedroom 2
With a window to the rear.

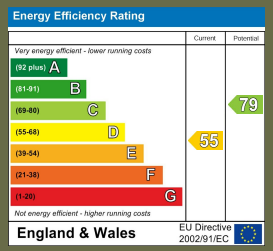
Bathroom
a four piece suite comprising low level flush W/c, wash hand basin, single ended bath and a walk in shower cubicle. There is also a window to the rear.

Outside
A paved front garden with an access passage to the rear garden round the side which next door has access to take their bins across. The rear garden is bigger than average and offers well maintained areas ideal for entertaining.

The Area
Situated in the heart of the popular village of Sileby, Avenue Road enjoys a friendly community atmosphere with a range of shops, cafés and everyday conveniences within easy walking distance.

Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.





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