



Dudley Avenue, Thurnby Lodge

Offers in Excess of £275,000 Freehold

A three-bedroom terraced home offered with no upward chain, featuring an open plan dining kitchen, generous rear garden, off-road parking and scope for modernisation. No upward chain.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 271 3333





Entrance Hall

Entered via a double-glazed door, features wood-effect laminated flooring and stairs providing access to the first-floor landing.

Living Room

17' 0" x 13' 7" (5.18m x 4.14m)

(minimising to 2.42m) Light and airy, cosy living room boasting plenty of natural light from the double-glazed front window. Double-glazed doors provide views and access to the rear garden. Also features a chimney breast incorporating a living flame gas fire with a marble surround and hearth, coving to the ceiling, a television point, and a radiator.

Dining Area

13' 10" x 8' 1" (4.22m x 2.47m)

Features a double-glazed window to the rear elevation, a double-glazed door providing views and access to the rear garden, wood-effect flooring, and a radiator. Naturally progresses through to the kitchen.



Kitchen Area

7' 10" x 6' 2" (2.40m x 1.87m)

Features natural light flowing through a double-glazed window to the side elevation. It has a range of well-maintained base and wall units, accompanied by granite-effect roll-edge laminated work surfaces, incorporating a stainless steel sink, drainer, and mixer tap. Includes a door providing access to a pantry/store and a door providing access to the lobby.

Utility Lobby

5' 10" x 5' 5" (1.79m x 1.65m)

Has a door providing access to the garden, plumbing for a washing machine, and a door providing access to a downstairs WC.

Downstairs WC

Features a low-level WC, a wash hand basin, and a double-glazed window to the rear elevation.

First Floor Landing

Boasts plenty of natural light coming through a double-glazed window to the front elevation.

Bedroom One

13' 2" x 1' 4" (4.02m x 0.41m)

Boasts plenty of natural light flowing through the double-glazed window to the rear elevation. Features built-in wardrobes and a radiator.

Bedroom Two

12' 6" x 9' 6" (3.80m x 2.89m)

Features natural light flowing through a double-glazed window to the rear elevation, a built-in wardrobe, and a radiator.

Bedroom Three

9' 2" x 7' 1" (2.80m x 2.17m)

Features a double-glazed window to the front elevation and a radiator.

Shower Room

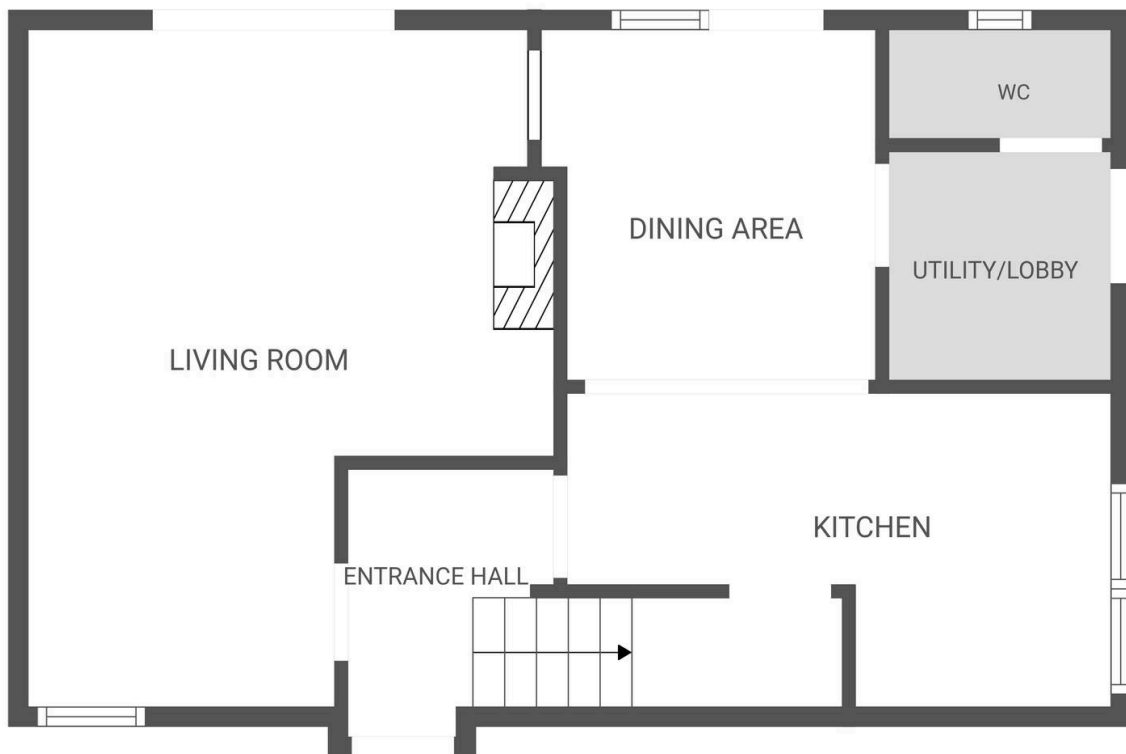
Features natural light flowing through a double-glazed window to the side elevation. Includes a shower cubicle, low-level WC, wash hand basin, fully tiled walls, and a feature wall-mounted radiator.

Rear Garden

Features a slab patio seating area leading to a well-maintained lawn, mature and established flower beds, and a well-maintained fence perimeter borders.

Driveway

For one vehicle and carport for a compact vehicle.



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