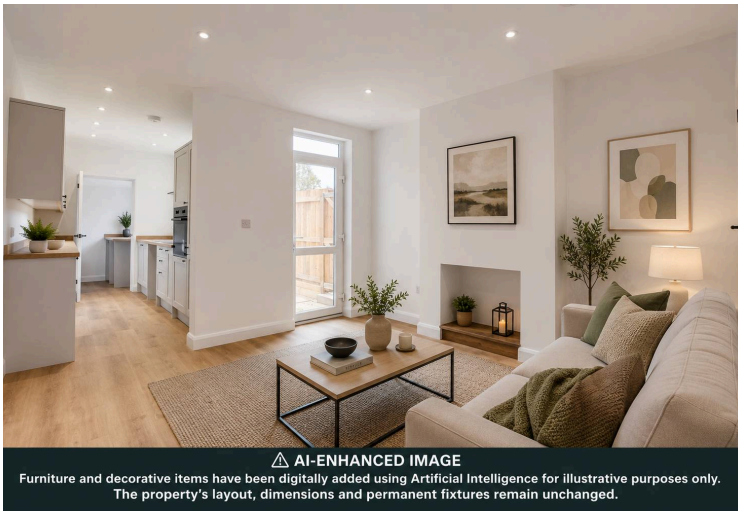

Church Road, Aylestone

Offers Over £225,000 Freehold

Refurbished 3-bed end-terrace in Aylestone Conservation Area. Features 2 reception rooms, modern kitchen, utility/WC, luxury shower room & garden. No upward chain—ideal first home or family move!

KB Knightsbridge Estate Agents
0116 288 4888

Reception One
13' 5" x 10' 10" (4.10m x 3.30m)
Double-glazed bay sash window to front elevation, meter cupboard, decorative fireplace, wood-effect LVT flooring, radiator.

Reception Room Two
11' 10" x 11' 2" (3.60m x 3.40m)
Double-glazed door to rear garden, stairs to first floor with under-stairs storage area, inset ceiling spotlights, wood-effect LVT flooring, radiator, open aspect to kitchen.

Kitchen
12' 2" x 6' 3" (3.70m x 1.90m)
Double-glazed window to side elevation, stainless steel sink and drainer unit, range of wall and base units with work surfaces over, built-in oven and electric hob with stainless steel chimney hood over, built-in fridge freezer, plumbing for dishwasher, inset ceiling spotlights, wood-effect LVT flooring.

Utility / Ground Floor WC
5' 7" x 4' 11" (1.70m x 1.50m)
Double-glazed window to side elevation, inset ceiling spotlights, extractor fan, low-level WC, wash hand basin, plumbing for washing machine, space for tumble dryer, base unit with work surface over, wall-mounted boiler, wood-effect LVT flooring.

Bedroom One
11' 10" x 11' 6" (3.60m x 3.50m)
Two double-glazed sash windows to the front elevation, radiator.

Bedroom Two
12' 2" x 6' 3" (3.70m x 1.90m)
Double-glazed window to the rear elevation, radiator.

Bedroom Three
8' 6" x 7' 7" (2.60m x 2.30m)
(narrowing to 2.3m) Double-glazed window to rear elevation, radiator.

Shower Room
8' 6" x 6' 7" (2.60m x 2.00m)
Double-glazed window to side elevation, walk-in double tiled shower cubicle with overhead rainforest shower and handheld shower, wash hand basin, low-level WC, inset ceiling spotlights, extractor fan, tiled flooring, heated towel rail.

FRONT GARDEN

Block paved frontage (potential for parking subject to planning regulations).

REAR GARDEN

Paved patio with area for lawn, gate to rear access with further gated side access, panelled fenced perimeter.

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

The property is ideally situated for everyday amenities along Aylestone Road within Aylestone and local schooling, including Granby Primary School and Montrose School. Within reach are local sporting facilities such as Grace Road Cricket Ground, King Power Football Stadium and Leicester Tigers Stadium further afield. Regular bus routes running to and from Leicester City Centre and the main ring road are also within reach, giving easy access to M1 & M69 motorway junctions. Fosse Retail Park is also within reach.
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

We'll keep you moving...

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