

Property Description

Discover this charming two-bedroom terraced property, perfectly positioned to offer both comfort and convenience. Featuring gas central heating and uPVC double glazing, this home ensures warmth and energy efficiency year-round. Enjoy the spaciousness of two reception rooms, a fitted kitchen, and a utility area, ideal for modern living. Upstairs, you'll find two generous double bedrooms and a well-appointed bathroom. The property also boasts a rear yard and garden, perfect for outdoor relaxation. With no upward chain, this is an opportunity not to be missed.



Lounge

with window and radiator

Dining Room

with window and radiator

Kitchen 3.97m x 1.99m (13' x 6' 6")

with two windows, radiators and units.

Utility 1.80m x 1.30m (5' 11" x 4' 3")

First Floor Landing

doors off

Bedroom One 3.86m x 3.72m (12' 8" x 12' 2")

with window and radiator

Bedroom Two 3.78m x 2.97m (12' 5" x 9' 9")

with window and radiator

Bathroom 3.96m x 2.00m (13' x 6' 7")

with window, radiator, side panelled bath, wash hand basin, low level flush wc and shower tray with curtain.

Outside

having paved rear yard with tap. Shared access in common, to garden.

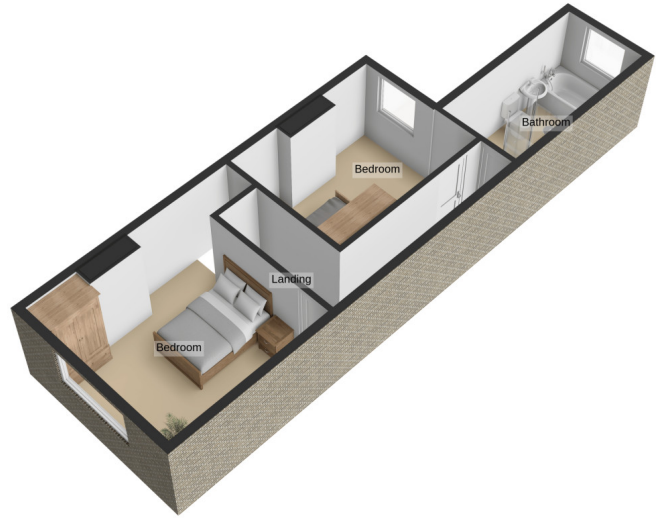
NOTES TO PURCHASERS

This property is no chain and any acceptable subject to a public notice on Rightmove

Ground Floor
454 sq.ft. (42.2 sq.m.) approx.



1st Floor
430 sq.ft. (40.0 sq.m.) approx.



Total Floor Area : 884 sq.ft. (82.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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116 Alexander Avenue Earl Shilton LEICESTER LE9 7AG		Energy rating C
Valid until 20 May 2036	Certificate number 9536-1725-1600-0119-2226	

