



9 Paget Street, Leicester
£230,000

**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

9 Paget Street

Leicester

Well-Presented 3-bed end terrace in Aylestone LE2. Spacious living, modern kitchen, private garden, on-street parking. Close to schools, shops and transport links. Ideal for families or investors.
Council Tax band: B

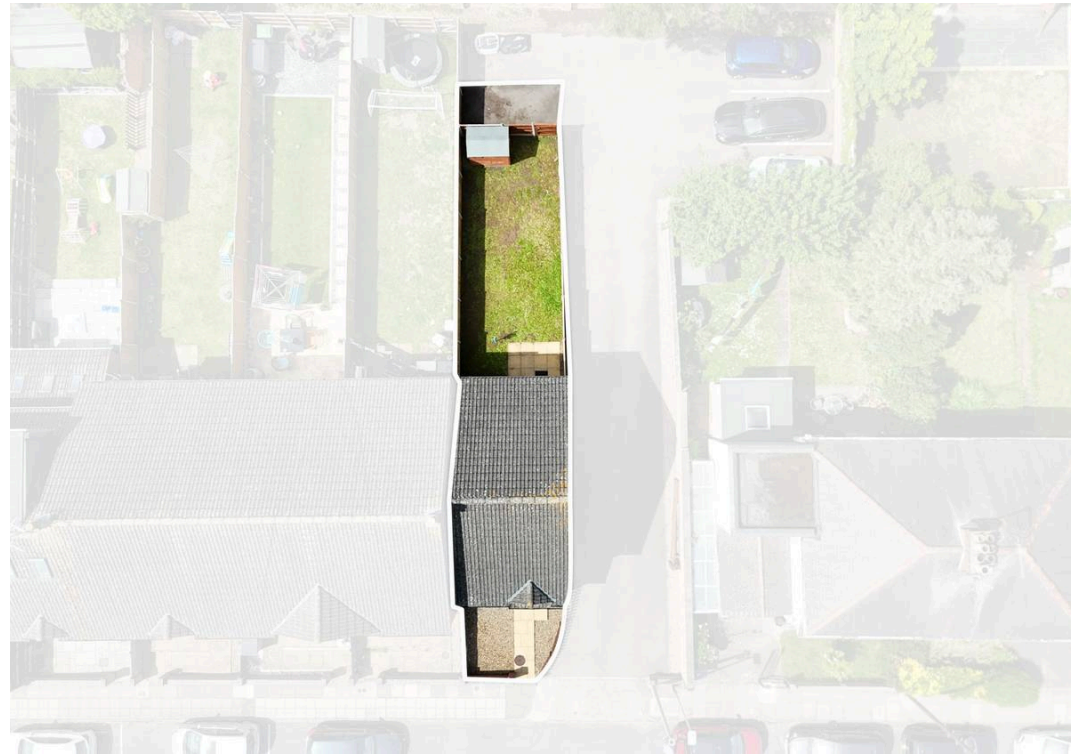
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three-bedroom terraced property offering flexible family accommodation
- Situated within the popular residential suburb of Aylestone, Leicester LE2
- Spacious layout ideal for growing families or investment purchasers
- Convenient access to Leicester city centre, Fosse Park and major road links
- Close to local schools, shops, supermarkets and everyday amenities
- Within easy reach of Aylestone Meadows and nearby green open spaces

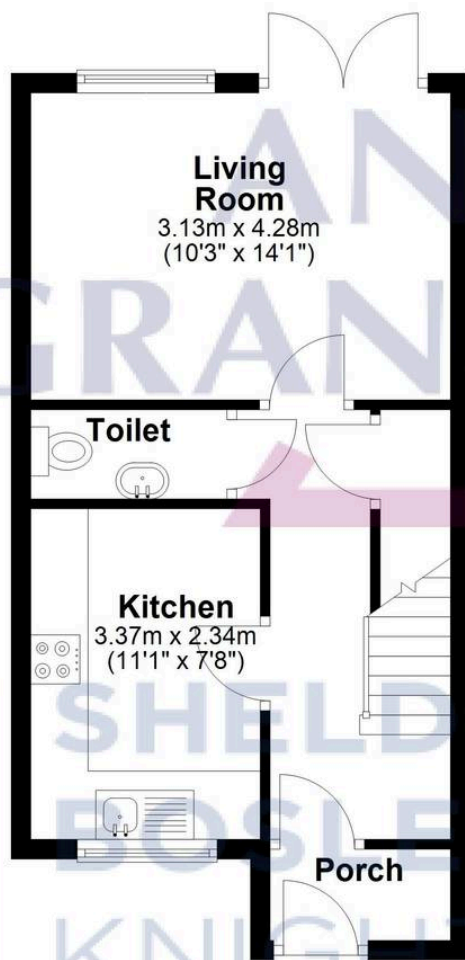




DISCLAIMER
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

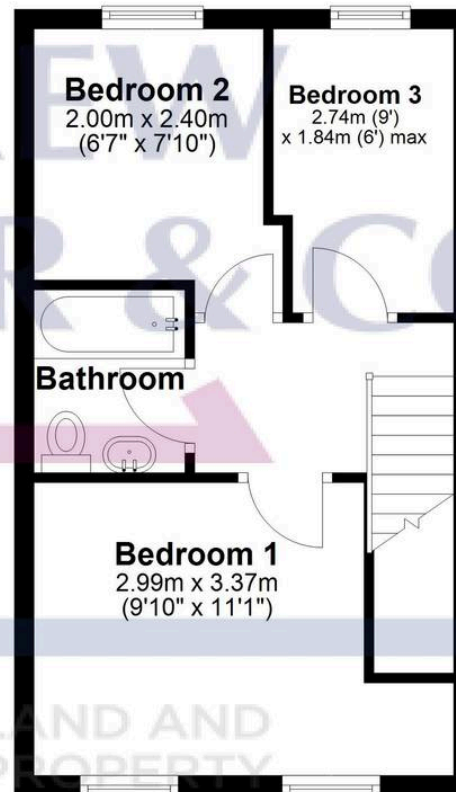
Ground Floor

Approx. 34.5 sq. metres (370.9 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.2 sq. feet)



Total area: approx. 66.6 sq. metres (717.1 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

Sheldon Bosley Knight, 41c The Parade, Oadby - LE2 5BB

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Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.