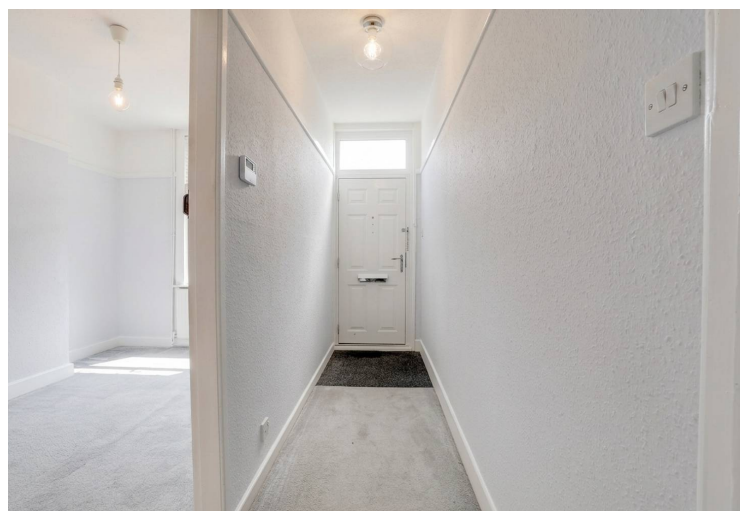




Kempson Road, Aylestone

£200,000 Freehold

Charming three-bedroom terraced home with two reception rooms, modern kitchen, utility, large four-piece bathroom, loft conversion, and a lovely rear garden. Offered with no upward chain.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

Features an under-stairs storage cupboard and a picture rail.

Reception One

11' 2" x 8' 2" (3.40m x 2.50m)

Double-glazed window to the front elevation, picture rail, and a radiator.

Reception Two

11' 6" x 11' 2" (3.50m x 3.40m)

Double-glazed window to the rear elevation, picture rail, radiator, and stairs leading to the first floor.

Kitchen

10' 6" x 6' 3" (3.20m x 1.90m)

Double-glazed window and door to the side elevation. Fitted with a range of wall and base units with work surfaces over, a 1.5 bowl stainless steel sink and draining unit, a built-in oven, an electric hob with a stainless steel chimney hood over, and a radiator.



Utility Room

6' 3" x 4' 11" (1.90m x 1.50m)

Double-glazed window to the side elevation, plumbing for a washing machine, plumbing for a dishwasher and space for a fridge-freezer.

First Floor Landing

Bedroom One

12' 10" x 11' 6" (3.90m x 3.50m)

Double-glazed window to the front elevation, original style storage cupboard, fireplace, picture rail, and a radiator.

Bedroom Two

11' 2" x 8' 2" (3.40m x 2.50m)

Double-glazed window to the rear elevation, built-in wardrobe, under-stairs storage cupboard, fireplace, picture rail, and a radiator.

Bathroom

10' 2" x 6' 7" (3.10m x 2.00m)

Double-glazed window to the rear elevation. Four-piece/fitted suite comprising a bath with an overhead rainfall shower, pedestal wash hand basin, and a low-level WC. Includes an extractor fan, a radiator, and a cupboard housing the boiler.

Second Floor Landing

Loft Room

12' 10" x 14' 9" (3.90m x 4.50m)

Currently used by the present owners as a room, this loft space offers useful additional space within the property. There is a skylight window to the rear elevation providing natural light, together with a radiator. Prospective purchasers should note that we have not been provided with Building Regulations approval for the loft conversion/use, and as such it should not be relied upon as a formal bedroom or habitable room. Buyers are advised to make their own enquiries with their solicitor, surveyor and the local authority.

Rear Garden

Paved patio area leading to a mainly lawned garden featuring a mature apple tree, an outside tap, and gated side access.



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

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