

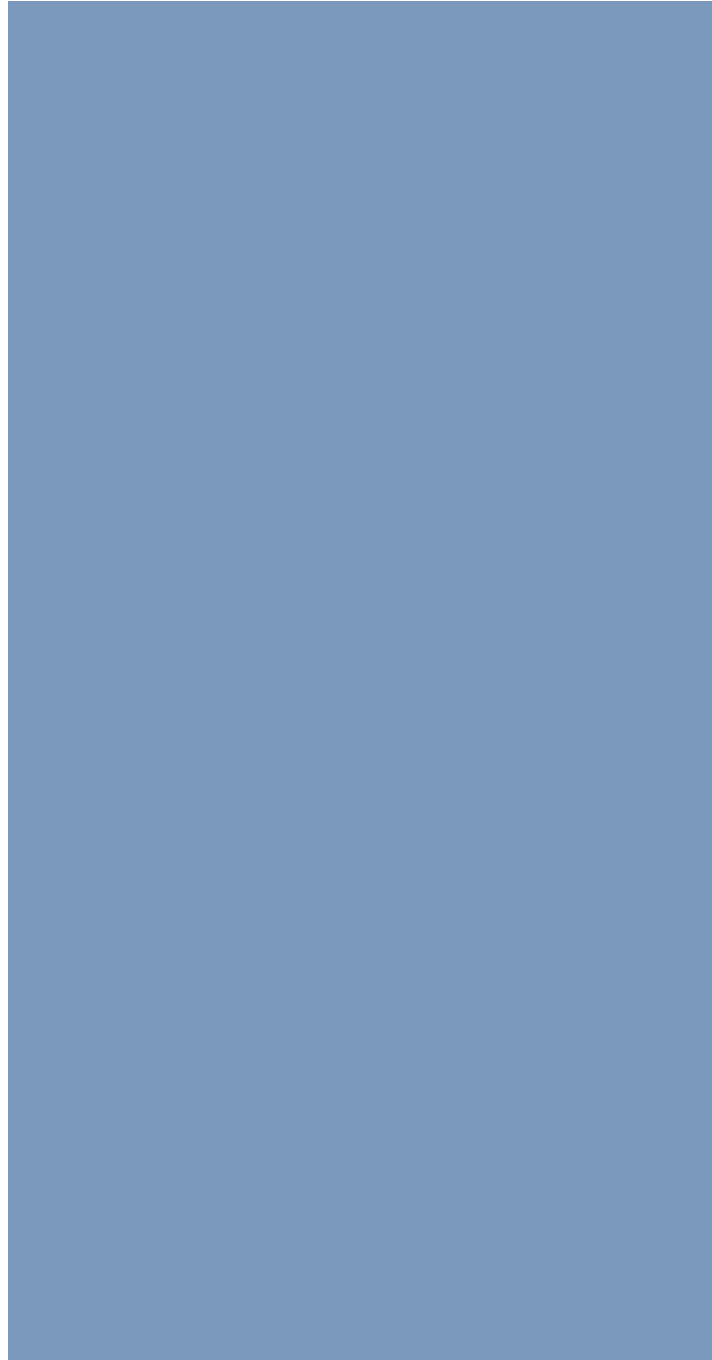
1a Lutterworth Road Blaby, Leicester, LE9 1RG

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ESTATE AGENTS

Room Sizes



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Boundary Road, Leicester LE2 7PE

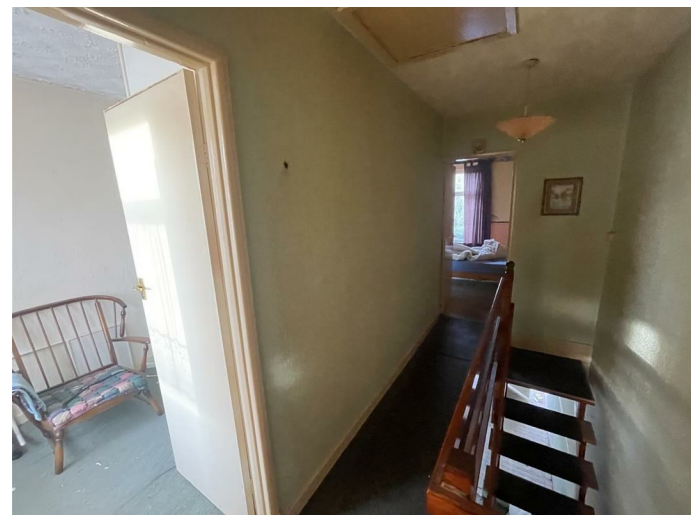
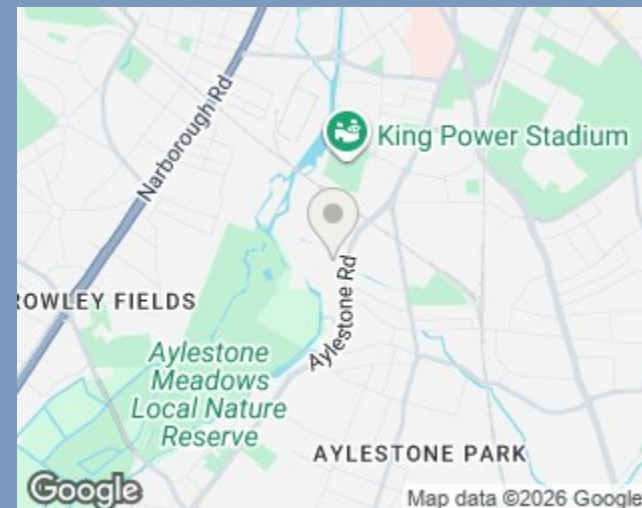
Price Guide £150,000

The Story Begins

- Traditional Terrace Home
- Popular Location
- Living & Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Rear Garden
- Freehold
- EPC - E
- Council Tax Band - A

Location Is Everything

Aylestone is a charming suburb situated to the south of Leicester's city centre, boasting a rich history and a strong sense of community. Known for its picturesque settings, Aylestone seamlessly blends historical charm with modern conveniences. The area offers a plethora of amenities, including shops, cafes, and parks, making it an appealing place for families and professionals alike. Aylestone Meadows, a nearby nature reserve, provides residents with an expansive green space for recreation and relaxation. The suburb is also well-connected, with excellent public transportation links and easy access to major roadways, facilitating smooth commutes to and from Leicester. Local schools, healthcare facilities, and sports clubs further enhance the quality of life, making Aylestone a sought-after location for homebuyers seeking a balanced and vibrant community.



Inside Story

Positioned in a popular area within easy access of the city, this traditional terrace home is offered for sale with no upward chain and is priced to reflect the renovation works required.

On the ground floor, the property comprises a living and dining room with access through to the kitchen. The kitchen is fitted with wall and base units, a sink with drainer, and work surfaces, and provides space for appliances along with a courtesy door leading to the rear garden. There is also a downstairs shower room.

To the first floor, there is a landing providing access to three bedrooms, all of which benefit from built-in storage.

The property further benefits from double glazing and gas central heating.

Externally, the property offers a rear garden.

