



Lorrimer Road, Aylestone

£160,000

A two-bedroom mid-terraced home on Lorrimer Road, Aylestone, offering scope to modernise. Featuring two reception rooms, a rear yard and gas central heating. An opportunity to update and personalise.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: TBC





Reception Room One

11' 3" x 11' 3" (3.42m x 3.42m)

Entered via a double-glazed front door, featuring natural light from a double-glazed window to the front elevation, wood-effect laminate flooring, a chimney breast, and a radiator.

Reception Room Two

11' 6" x 11' 2" (3.50m x 3.41m)

Features natural light from a double-glazed window to the rear elevation, wood-effect laminate flooring, a chimney breast, a TV point, a radiator, and access to the kitchen.

Kitchen

13' 9" x 5' 7" (4.20m x 1.70m)

Features natural light from double-glazed windows to the side and rear elevations and a double-glazed door to the rear yard. Includes base and wall units with roll-edged work surfaces, a sink & drainer with mixer tap, a four-ring gas hob, plumbing for a washing machine, and a radiator.



Bedroom One

12' 10" x 11' 4" (3.90m x 3.45m)

Features natural light from a double-glazed window to the front elevation, a chimney breast, and a radiator.

Bedroom Two

11' 5" x 9' 9" (3.49m x 2.96m)

Features a double-glazed window to the rear elevation, a built-in over-stairs cupboard, and a radiator.

Bathroom

8' 0" x 7' 3" (2.44m x 2.20m)

Features a double-glazed window to the rear elevation, a bath with mixer shower tap, a low-level WC, a wash hand basin, a built-in cupboard, and a radiator.

Rear Garden

Low-maintenance rear yard with paving.



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

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