



Guide Price £300,000 - £325,000

Ashclose Avenue, Leicester, LE2 3WA

- Extended Semi Detached
- Two Reception Rooms
- Bathroom
- Double Glazed
- No Upper Chain
- Three Bedrooms
- Dining Kitchen
- Garage
- Freehold
- EPC Rating D Council Tax Band B



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A well presented Three Bedroom extended SEMI DETACHED family home, walking distance to KNIGHTON PARK.

The home briefly comprises porch, entrance hallway, two reception rooms, Kitchen-diner to the ground floor. On the first floor there are three bedrooms and a bathroom.

To the rear is a courtyard garden.

The house benefits from off street parking to the front and a GARAGE.

Popular location being close to all the popular schools, places of worship, Leicester City Centre and Station.

PORCH

Pair of double glazed doors to front aspect and two double glazed windows to front elevation, front door leading into.



HALLWAY

Featured coloured glass windows to front aspect, radiator, staircase rising to first floor, under stairs cupboard with frosted double glazed window to side, fuse box and meter.



RECEPTION ONE

12'9" to bay x 11'7" (3.89 to bay x 3.55)

Electric fireplace inset with brick surround, coving, radiator, double glazed bay window to front aspect.



RECEPTION TWO

12'1" x 11'7" (3.69 x 3.55)

Gas fire with wooden surround and tiled inset, coving, radiator, double glazed door and windows to rear aspect.



KITCHEN DINER

18'0" x 8'5" max (5.51 x 2.57 max)

Fitted units with worktops and tiled splashbacks, four ring gas hob with oven and extractor, sink with drainer, integrated washing machine and fridge, spotlights, radiator, part frosted double glazed window to side aspect, frosted double glazed door to side aspect and double glazed window to rear aspect.



LANDING

Access to loft, double glazed patterned window to side aspect.



DINING AREA



BEDROOM ONE

13'3" to bay 11'8" (4.04 to bay 3.58)

Fitted wardrobes, radiator, double glazed bay window to front aspect.



BEDROOM TWO
11'6" x 12'1" (3.53 x 3.69)

Fitted wardrobes, radiator, double glazed window to rear aspect.



BATHROOM
7'8" x 6'10" (2.36 x 2.10)

Bath with mains shower, built in cupboard housing boiler and water tank, pedestal wash hand basin, low level W/C, radiator, spot lights, part tiled walls,



BEDROOM THREE
6'9" x 7'10" (2.08 x 2.39)

Radiator, double glazed window to front aspect.



OUTSIDE

Courtyard garden tapering at the end, established shrubs and flower bed, water tap, power.

To the front of the house is a low level brick wall, blocked paved driveway, lawned area with mature plants and shrubs.



GARAGE
 17'0" max x 12'0" max reducing to 5'6" (5.20 max x 3.66 max reducing to 1.69)
 Electric door, power, double glazed frosted window to side aspect, door to side elevation.



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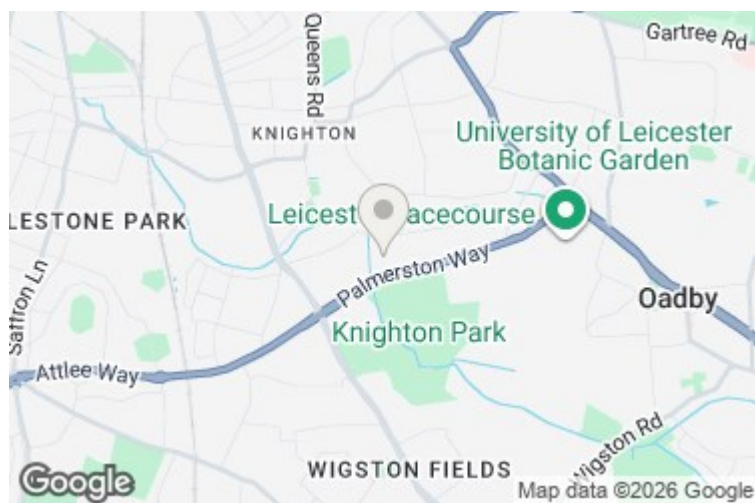
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Total Area: 108.0 m² ... 1162 ft²
 All measurements and illustrations are approximate and may not be drawn to scale. This description is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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