

FOR SALE



MILLIGAN ROAD  
AYLESTONE  
LEICESTER  
LE2 8FA

£210,000

FEATURES

- No chain
- Beautiful Mid Terraced House
- 3 Bedrooms
- Sitting Room
- Dining Room
- Extended Kitchen
- Family bathroom
- Good sized garden
- uPVC double glazing
- Gas central heating



 **SETHS**

# 3 Bedroom Mid Terraced House for sale in Leicester

## GROUND FLOOR

### SITTING ROOM

11'9" x 11'7"

Tiled flooring, radiator, uPVC double glazed bay window

### DINING ROOM

11'10" x 11'2"

Tiled flooring, radiator, fireplace, uPVC double glazed window

### KITCHEN

15'1" x 5'3"

Wall and base units with worktops over, 4 ring electric hob with built-in oven, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, plumbing for dishwasher, tiled flooring, partly tiled walls, extractor fan, x2 uPVC double glazed windows, uPVC double glazed door leading to rear garden

## FIRST FLOOR

### BEDROOM 1

11'9" x 11'6"

Carpeted, radiator, x2 uPVC double glazed windows

### BEDROOM 2

9'1" x 8'4"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

WC, wash hand basin with mixer tap, 'p shaped' bathtub with shower overhead, tiled flooring, tiled walls, extractor fan, uPVC double glazed window

## SECOND FLOOR

### BEDROOM 3

10'7" x 3'11"

Carpeted, radiator, eaves storage, skylight window

### OUTSIDE

To the rear of the property is a good sized garden which features a slabbed footpath leading to the rear, alongside a gravelled area and a separate lawned area. The garden is enclosed by a combination of brick walls and wooden fence surrounds.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: A

Council Tax Rate: £1,685.83

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



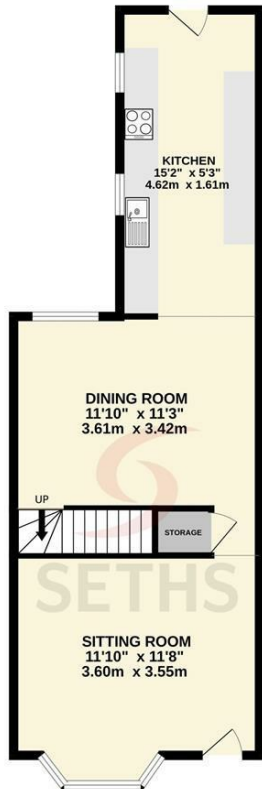
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Council Tax Band  
**A**

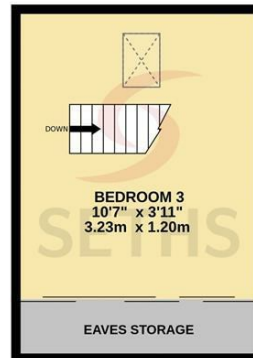
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

